



Burton Street, Leicester, LE1 1TL

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Property Description

Investment Property – Tenant in Situ –
Currently Yielding 11%

Phoenix Square is right in the heart of Leicester's Cultural Quarter, a landmark development that combines an independent arts cinema, creative workspace, office studios and modern apartments.

This fourth-floor apartment is a great opportunity for landlords, as it is being sold with a tenant already in place and is currently achieving an 11% yield.

The property is accessed via a secure video entry system and briefly comprises:

- Entrance hallway with a large utility cupboard housing washer/dryer
- Open plan living space with sofa, wall unit and Juliet balcony overlooking the city
- Modern fitted kitchen with breakfast bar, integrated fridge freezer, dishwasher, microwave, oven, touch control hob and extractor
- Double bedroom
- Bathroom with shower over bath

A ready-made investment in a sought-after location, ideal for landlords looking for strong rental returns.







Total area: approx. 45.2 sq. metres (487.0 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- No upward sales change
- Currently let producing a rental yield of 11%
- Long Lease
- Excellent city centre location close to amenities
- High specification

£100,000

EPC Rating - B

Tenure - Leasehold

Council Tax Band - A

Local Authority -
Leicester City Council Tax

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