



Burton Street, Leicester, LE1 1TL

**ANDREW
GRANGER & CO**

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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.

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for the sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee.

Key Features

- No upward sales charge
- 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