



Yeoman Street
Leicester | LE1 1UT

SIGNATURE.
HOMES OF MIDLANDS

YEOMAN STREET

One of the City's most stylish, unique apartments. Located within an art deco building and boasting a high end finish the property also has a hidden gem, a private roof terrace.



FIRST IMPRESSIONS

This exceptional apartment showcases an exquisite blend of contemporary design and thoughtful detailing, immediately evident from the moment you step inside. Every element has been carefully considered, from the sophisticated matt brass fixtures to the art deco-inspired skirting, door architraves, and elegant glazed doors.

At the heart of the home, the open-plan living, dining, and kitchen space offers a seamless blend of style and functionality. Designed by the renowned London-based interior specialists, Day True, the kitchen is a statement in itself. Manufactured by Rotpunkt, it features premium Carbon-finish units complemented by top-of-the-line Siemens integrated appliances. A sleek Bora induction hob sits at the center of the island, while a striking Villeroy & Boch butler's sink adds a touch of classic refinement, enhancing the rich textures and finishes throughout.

The wet rooms have been expertly curated by Day True, maximising space and harmonising textures to complement the apartment's contemporary aesthetic. As a newly developed property, it comes fully equipped with modern conveniences, including ethernet cabling in all rooms, a Nest thermostat for efficient climate control, and a Ring doorbell for enhanced security.













A private staircase leads from the main living area to the spectacular roof garden, offering a tranquil escape high above the city. Thoughtfully designed for both relaxation and entertaining, this generous outdoor space provides the perfect setting for dining under the stars. A portion of the roof has been finished with a lush sedum planting, creating an environmentally friendly "green" space that enhances insulation while adding to the charm of this urban retreat.

With a 999-year lease and unlike many city-centre apartments, no service charge is required due to its private entrance, with a ground rent of just £150 per annum. There is also two years remaining on the warranty. This is also a prime investment opportunity in the heart of Leicester city centre, currently generating an impressive annual income of £45,000 as a high-performing Airbnb property. With an occupancy rate of 83.5% in 2022 and a gross income of £39,500 from November 2021 to September 2022, it presents an attractive proposition for investors seeking strong returns in a thriving location.



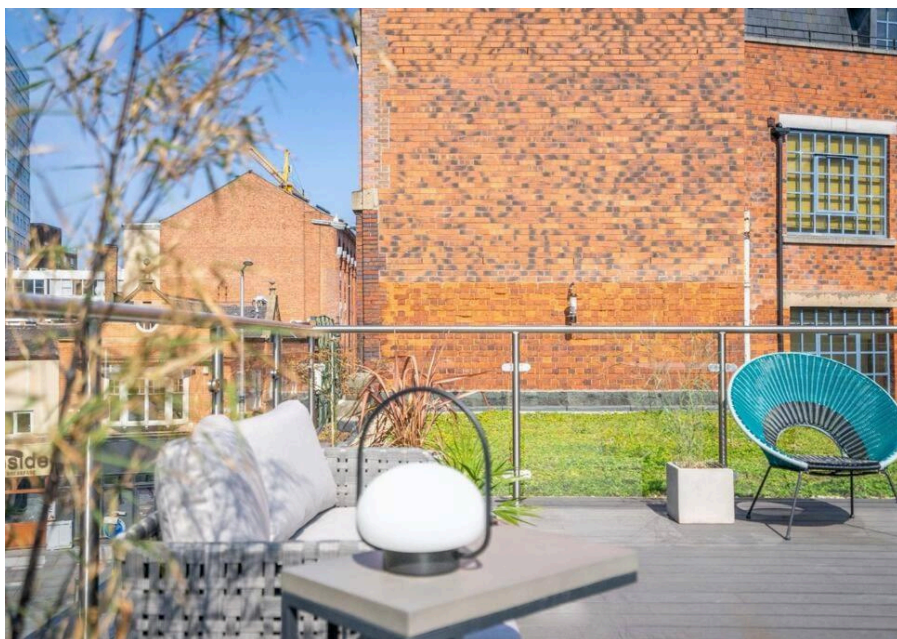
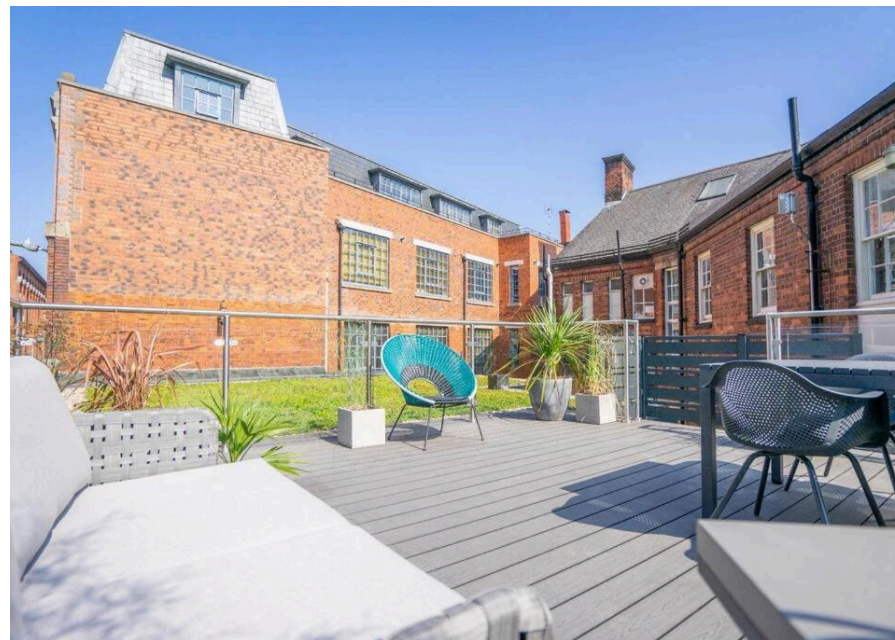












The apartment enjoys a prime location just a short walk from Leicester Train Station, offering direct services to London St Pancras in just over an hour. Positioned near the vibrant Cultural Quarter, residents have easy access to renowned venues such as The Curve Theatre and Athena, along with a diverse selection of independent bars and restaurants. For everyday conveniences and an even wider range of shopping, dining, and entertainment options, the city centre is just a short stroll away.

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