



Flat 13, 20 The Newarke, Leicester

Offers Over £150,000



Flat 13

20 The Newarke, Leicester

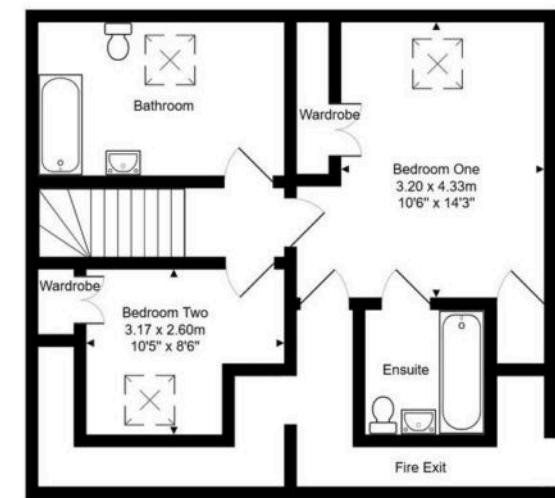
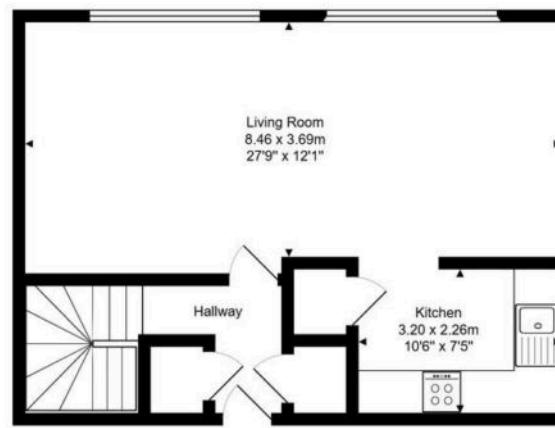
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

- A spacious and well presented two bedroom duplex apartment, accommodation arranged over two floors
- Can be brought to live in or as a buy to let with a potential gross yield of 8%
- Riverside location with waterfront views
- Open plan living area with two large windows showcasing an abundance of natural light
- Two double bedrooms featuring built-in wardrobes and an ensuite to the master bedroom
- Being offered with no onwards chain
- Having the added benefit of an allocated parking space
- The potential rental income could serve you an approximate gross yield of around 8% return
- We have been advised of the following lease details: original lease length of 125 years from 2003 with an approx 102 years remaining. Service charge and ground rent £1900 approx per annum



All measurements, floor areas, openings and orientations are approximate and for display purposes only.
They should not be relied upon and do not form any part of an agreement.
All parties must rely on their own inspections and no liability is taken for any errors.

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**** CALL TO ARRANGE A VIEWING** – This beautifully presented second floor, two bedroom duplex apartment is set over two floors, situated in the sought-after riverside location offering nice waterfront views and could be a great first time buy or even make a wonderful buy to let. The potential rental income could generate you an approximate gross yield of around 8% return.

The property features an inviting open plan living area, enhanced by two large windows that flood the space with natural light and create a bright, welcoming atmosphere. This area could be fabulous for entertaining your family and friends in.

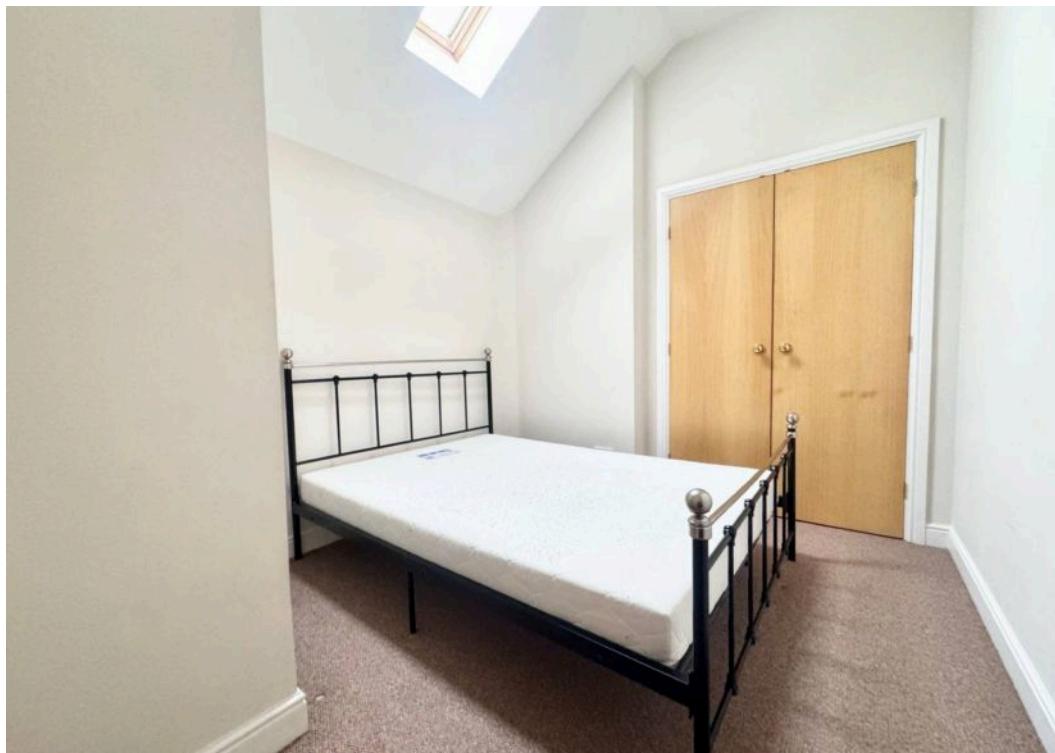
The well-appointed kitchen is seamlessly integrated into the living space, making it convenient for relaxing, hosting and preparing your daily meals. Both bedrooms are generously sized doubles, each with built-in wardrobes providing storage. The main bedroom further benefits from a modern ensuite shower room, while the main bathroom is nicely finished. This apartment is being offered with no onward chain, and could be excellent opportunity for both first-time buyers and a buy to let out.

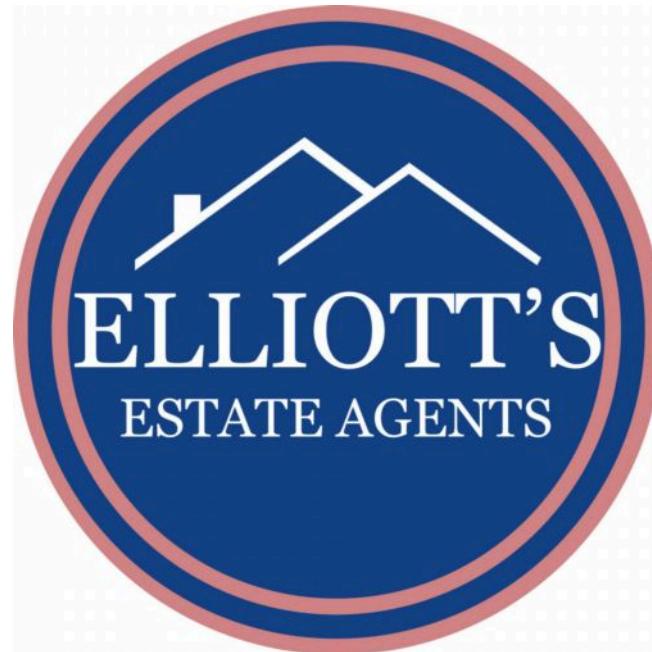
The duplex apartment also benefits from an allocated parking space, providing a valuable asset in this desirable riverside setting. The riverside location not only provides lovely views but also access to nearby walking and cycling paths, perfect for those who enjoy an active lifestyle or a leisurely stroll by the water. Local amenities, including shops, cafes, and transport links (bus services and Leicester Train Station), are within easy reach, making this an ideal home for professionals and small families alike. With its combination of stylish living space, practical features, and a prime waterfront position, early viewings are highly recommended.

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SCAN THE QR DETAILS FOR ONLINE DETAILS

