



SET TO LET
SALES • LETTINGS • MANAGEMENT

Apartment 4 The Circus 12 Highcross Lane, Leicester, LE1 4SN Offers in excess of £100,000



Welcome to this charming apartment located in the heart of Leicester city centre, Circus Apartments on Highcross Lane. This modern one-bedroom apartment, built in 2008, offers a delightful living space of 495 square feet, making it an ideal choice for first-time buyers, city dwellers, or investors seeking a property with high rental demand.

As you enter into the apartment, you will be greeted by an open-plan living area that seamlessly combines the kitchen and reception room, creating a warm and inviting atmosphere. The separate bedroom provides a peaceful retreat, while the well-appointed bathroom ensures convenience and comfort.

One of the standout features of this property is the private balcony; additionally, residents can take advantage of the communal garden, offering a lovely outdoor space to relax and socialise.

The secure development is conveniently situated near the bustling Highcross shopping centre, renowned universities, and the Leicester Royal Infirmary, making it a prime location for both work and leisure. With its modern amenities and excellent location, this apartment presents a fantastic opportunity for those looking to embrace city living or invest in a property with strong rental potential.

Don't miss the chance to make this delightful apartment your new home or investment.

- Luxury One Bedroom Apartment
- Highcross Development
- In the Heart of the City
- Ideal First Home - City Living
- Ideal Investment
- High Rental Demand - 12% Yield
- Call Set To Let Estate Agents

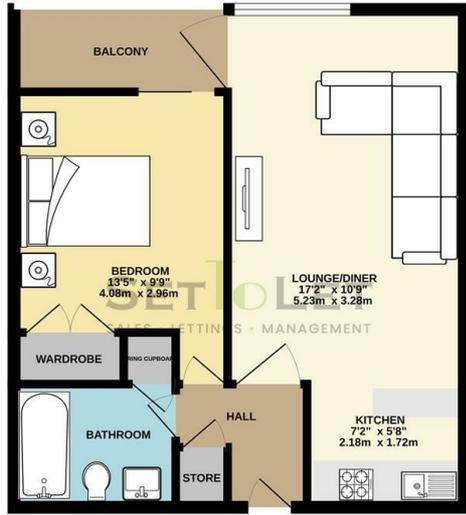
Viewing

Please contact our Set To Let Office on 01162436464

if you wish to arrange a viewing appointment for this property or require further information.

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GROUND FLOOR



ONE BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee is given in respect of their condition or operation. Made with Metrepro CC0205



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.