



Apt 28, 21 Wheatsheaf Court, Leicester  
£125,000





# Apartment 28

21 Wheatsheaf Court, Leicester

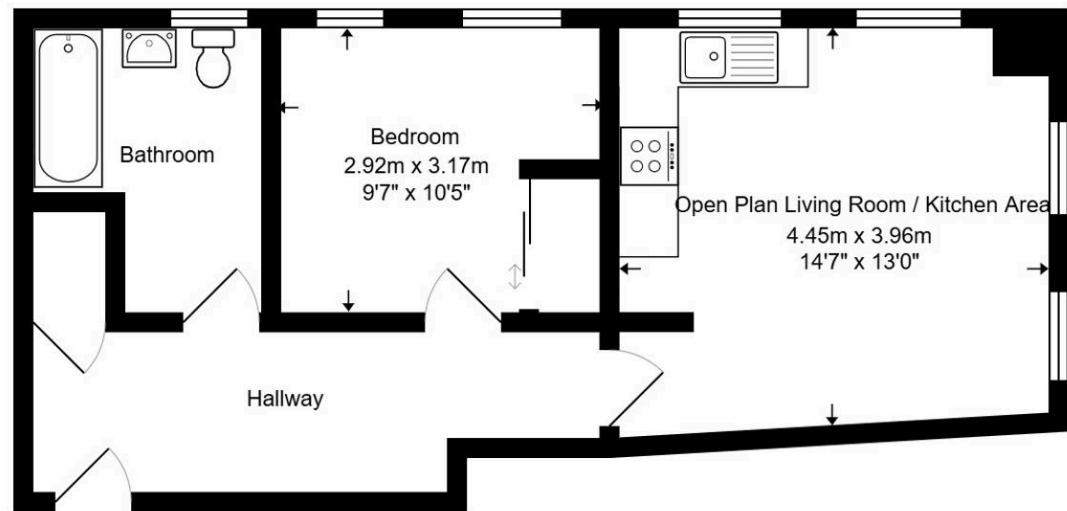
\*\* CALL TO ARRANGE A VIEWING \*\* Gross YIELD approximately 8% \*\* TURN KEY property \*\* NO ONWARDS CHAIN \*\* ONE bedroom apartment \*\* LIGHT and AIRY \*\* GRADE II listed \*\* HISTORIC purchase opportunity \*\*  
Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Stylish and comfortable living (ready to move into)
- Spacious open plan living/kitchen/dining area creating a comfortable living space
- Very high windows flooding the apartment with lots of natural light
- Very high ceilings adding to the spacious feel
- Beautiful exposed red brick walls providing a warm homely feel
- Modern bathroom with heated towel rail
- Modern day to day living offering convenience, practicality and simplicity
- Situated within the attractive unique Grade II Listed Wheatsheaf Works Building
- An ideal comfortable First Time Buy or a Smart Buy-to-Let opportunity (with an approximate gross yield of 8%)
- Being offered with no onwards chain



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

# Apartment 28

21 Wheatsheaf Court, Leicester

**CALL TO ARRANGE A VIEWING** This comfortable, modern one bedroom apartment is located within the prominent Grade II Listed Wheatsheaf Works Building in Leicester which dates back to 1891. This Iconic Red Brick Industrial Building was pivotal to the British Empire's shoe manufacturing industry in the early 20th Century and was sympathetically converted into a number of smart modern homes in 2015 whilst maintaining the building's character and charm.

With No Upward Chain, this modern apartment has an open plan living/kitchen/dining area that creates an inviting and comfortable living space. The stylish interior is ready to move into and the distinctive exposed red brick walls add character and warmth. Very tall windows provide an abundance of natural light that fills the apartment, while high ceilings enhance the overall sense of space. Secure building-entry systems add to the comfortable and safe environment at The Wheatsheaf Works and the apartment also benefits from access to a unique communal courtyard with well-maintained planters, decked flooring and plenty of seating options; providing an attractive, comfortable retreat from busy city life and a pleasant area to relax outdoors.

The Wheatsheaf Works development is ideally situated for easy access to local amenities, transport links, and the vibrant city centre, making it perfect for those seeking a dynamic urban lifestyle with the added bonus of a comfortable safe communal space. Whether you are looking for a stylish, safe and comfortable First Time Home or a Smart Buy-to-Let opportunity (with a potential gross yield of 8%), this property combines the best of contemporary living within the character and charm of a unique historic building in Leicester.

**The Lease details are as follows:**

**114 years remaining on the lease**

**Service Charge - £210 per month approximately**

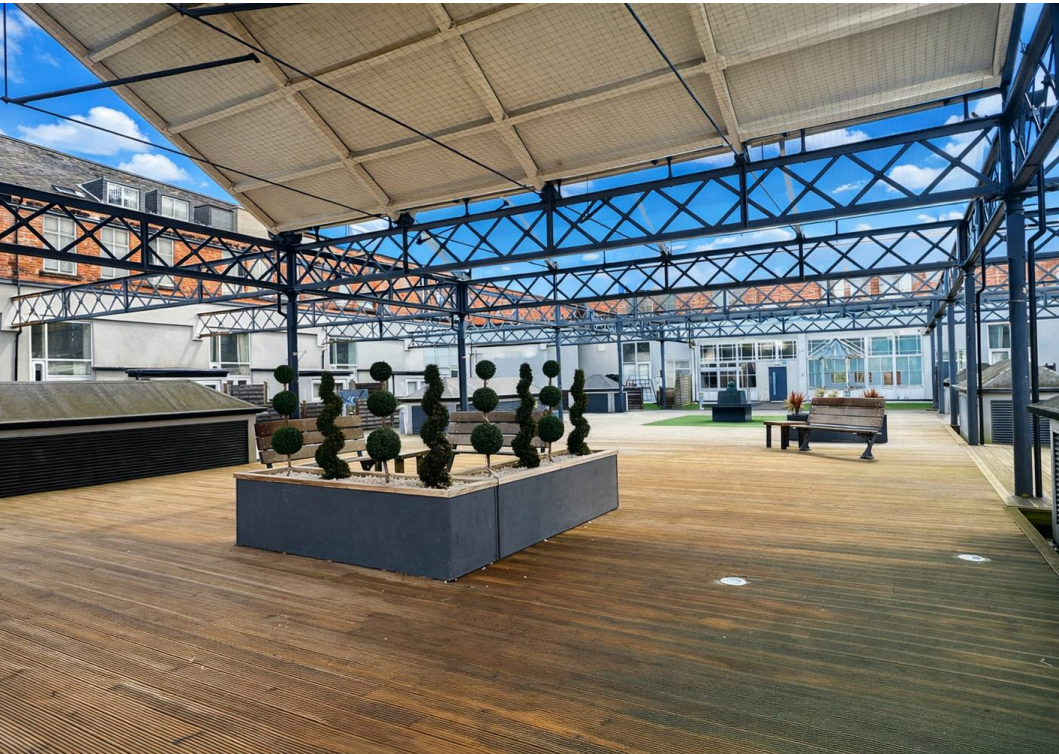
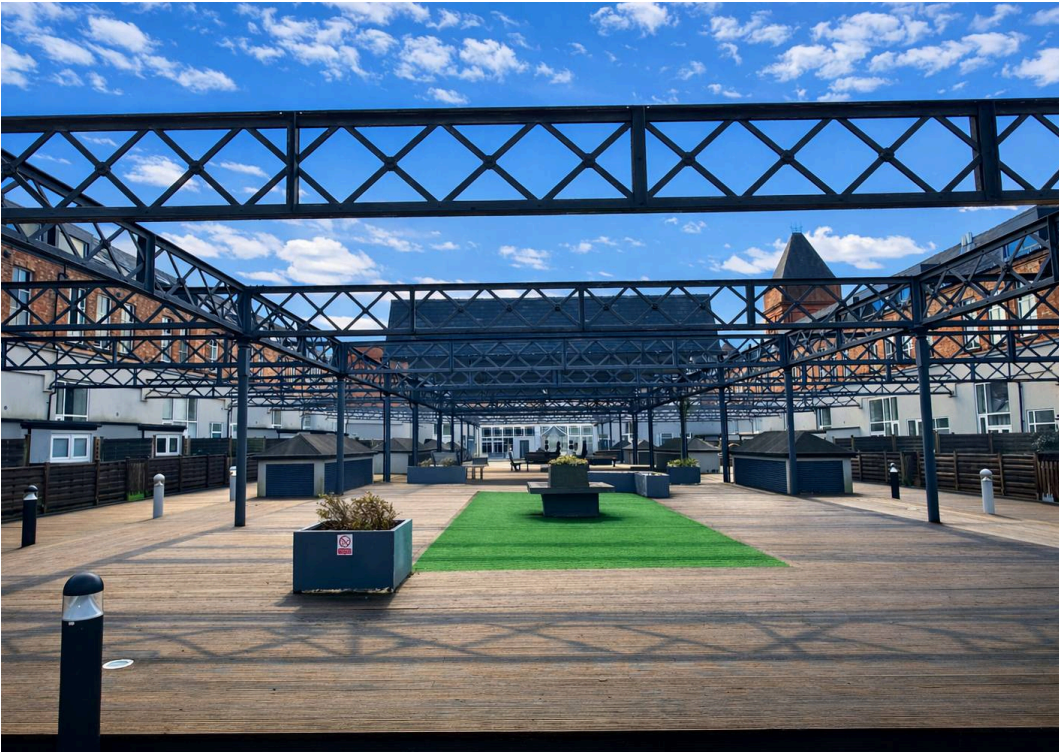
**Ground Rent - £230 per annum**











| Energy Efficiency Rating                    |         |                         |  |
|---------------------------------------------|---------|-------------------------|--|
|                                             | Current | Potential               |  |
| Very energy efficient - lower running costs |         |                         |  |
| (92+) A                                     |         |                         |  |
| (81-91) B                                   |         |                         |  |
| (69-80) C                                   | 72      | 72                      |  |
| (55-68) D                                   |         |                         |  |
| (39-54) E                                   |         |                         |  |
| (21-38) F                                   |         |                         |  |
| (1-20) G                                    |         |                         |  |
| Not energy efficient - higher running costs |         |                         |  |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                         |  |
|-----------------------------------------------------------------|---------|-------------------------|--|
|                                                                 | Current | Potential               |  |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                         |  |
| (92+) A                                                         |         |                         |  |
| (81-91) B                                                       |         |                         |  |
| (69-80) C                                                       | 72      | 72                      |  |
| (55-68) D                                                       |         |                         |  |
| (39-54) E                                                       |         |                         |  |
| (21-38) F                                                       |         |                         |  |
| (1-20) G                                                        |         |                         |  |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |  |
| England, Scotland & Wales                                       |         | EU Directive 2002/91/EC |  |





SCAN THE QR CODE

