



Phoenix Square, Leicester, LE1 1TH


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Property Description

Located in the heart of Leicester's vibrant Cultural Quarter, this contemporary one-bedroom apartment at Phoenix Square offers an excellent opportunity for both investors and first-time buyers. With a potential rental yield of just under 10%, it combines strong financial appeal with comfortable, low-maintenance city living.

The apartment is thoughtfully designed to make the most of its space, comfort and modern convenience. A welcoming entrance hallway includes a generous utility cupboard with a washer dryer. The open plan living area enjoys impressive views across the city and leads into a high-specification kitchen complete with glossy units, an integrated fridge freezer, dishwasher, microwave, electric oven, touch control hob and extractor. The double bedroom features a luxury fitted carpet, while the contemporary bathroom provides both a bath and shower in a sleek, modern finish.

Phoenix Square adds further value with secure video entry access, lift service to all floors and an underground bicycle store, all within a well-regarded development that brings together residential living and creative spaces.

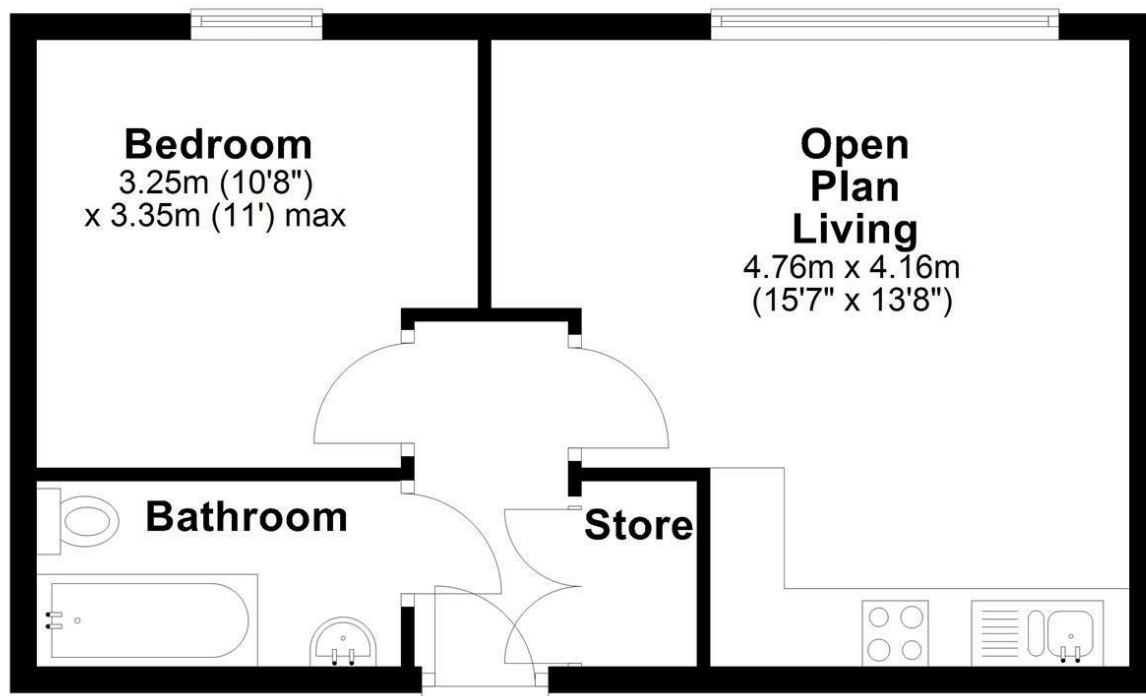
A stylish and efficient home in a prime central location, ideal for anyone looking for their first property or a strong, high-yield investment.





Fourth Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 39.0 sq. metres (419.5 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.

DISCLAIMER

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 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

- Offered with no upward chain
- Contemporary one-bedroom apartment in the heart of Leicester's Cultural Quarter
- Potential rental yield of just under 10%, ideal for investors
- Modern open plan living with high-specification kitchen and city views
- Stylish contemporary bathroom with both bath and shower
- Secure building with video entry system, lift access and bicycle storage

£110,000

EPC Rating - B

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Leicester City Council Tax