



3 Colton Square, Leicester, LE1 1QH

Asking price £115,000

CityRise are delighted to present a stunning 1-Bedroom apartment in Leicester City Centre. Currently tenanted, the property boasts a reliable rental income, offering immediate returns for investors.

The apartment features a spacious living area that seamlessly connects to an open-plan kitchen, complete with contemporary appliances and ample storage. The bedroom is generously sized, providing a comfortable retreat for tenants, while the stylish bathroom adds to the overall appeal of the unit.

This property stands as an exceptional opportunity for those looking to diversify their portfolio or first times investors. With projected rental growth in the area and ongoing development initiatives, investors can anticipate strong long-term capital appreciation alongside consistent rental yields.

Please get in touch with us if you wish to discuss this property investment or other buy to let opportunities.

Floor Plan

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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