



44 Wilberforce Road, Leicester, LE3 0GU

Price £325,000



An excellent investment opportunity comprising three self-contained apartments situated within Leicester's popular West End, a well-established residential and student location. The property is within easy walking distance of De Montfort University and benefits from excellent access to Narborough Road's wide range of shops, restaurants, cafes and local amenities.

The property was comprehensively converted in 2015 to maximise its full potential, including the addition of a loft conversion and rear extension, creating three high-quality residential units. The apartments have been finished to a good standard throughout and include features such as double beds, wardrobes, study desks, fitted kitchens, fully tiled bathrooms and washing machines within each apartment.

The property has proven to be an exceptionally strong investment, achieving 100% occupancy since conversion with no void periods. The purchaser will be responsible for ongoing management of the property.

Accommodation

- Excellent Investment Opportunity
- Conversion to a High Standard
- 10% Yield
- 3 X Self Contained Flats
- Gross Rental of £33,000.00 PA
- Call Set To Let Estate Agents

