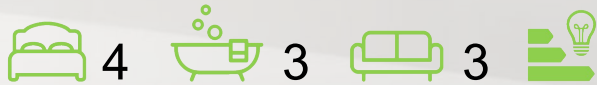




44 Wilberforce Road, Leicester, LE3 0GU

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

- Ground Floor: Two self-contained studio apartments
- First Floor & Loft: One spacious two-bedroom apartment with both bedrooms benefiting from en suite facilities

Rental Income

The property currently generates gross rental income in the region of £33,000 per annum.

Conversion Date

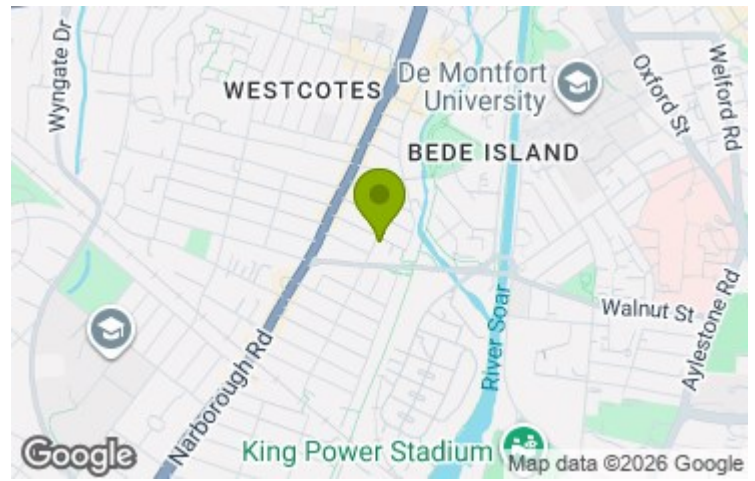
The conversion works were completed in July 2015.

Call Set To Let Estate Agents to arrange a viewing

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

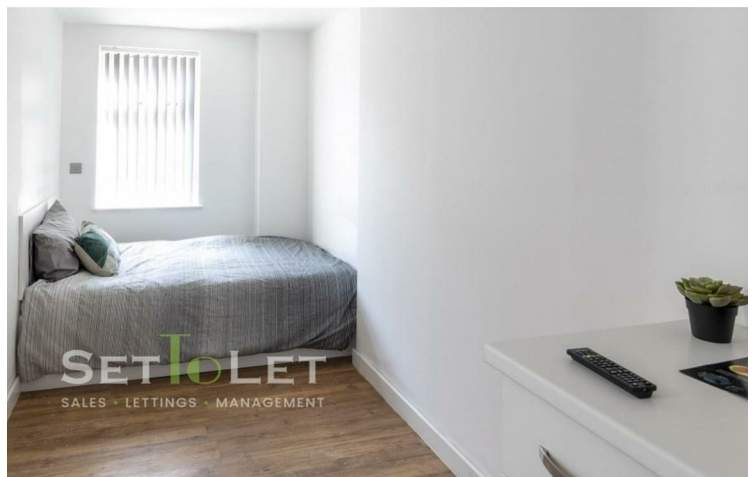
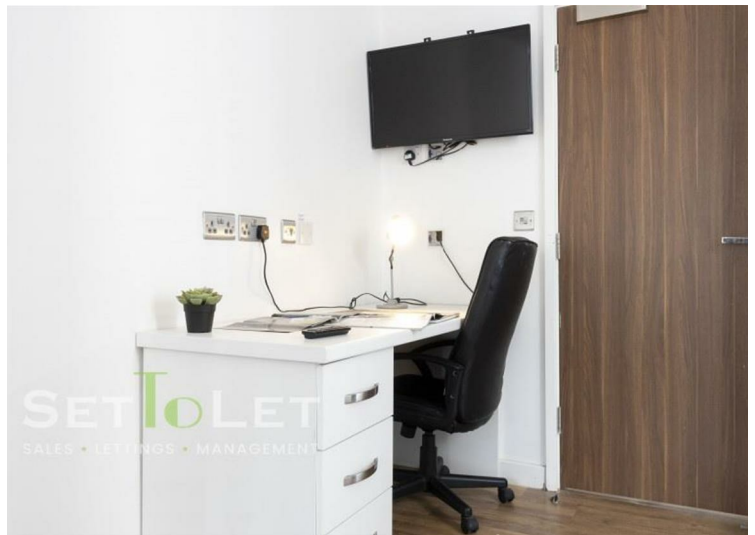
Viewing

Please contact our Set To Let Office on 01162436464 if you wish to arrange a viewing appointment for this property or require further information.



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		

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.