



## Flat 16 55 Highcross Street, Leicester, LE1 4PG

### Price £89,000



Nestled in the heart of Leicester, this luxurious studio apartment in The Quad Development offers a perfect blend of modern living and urban convenience. Located on Highcross Street, this property is ideally situated for those who wish to immerse themselves in the vibrant city life.

The apartment features a well-designed reception room that seamlessly integrates with the sleeping area, creating a spacious and inviting atmosphere. The contemporary bathroom is equipped with modern fixtures, ensuring comfort and style. This studio is not only an ideal city home for individuals or couples but also presents a fantastic investment opportunity, potential to achieve a rental income of £900 per month.

With its prime location in Leicester City Centre, residents will enjoy easy access to a plethora of shops, restaurants, and entertainment options, making it a desirable choice for both living and investment. The Quad Development is known for its high-quality finishes and contemporary design, making this apartment a standout option in the market.

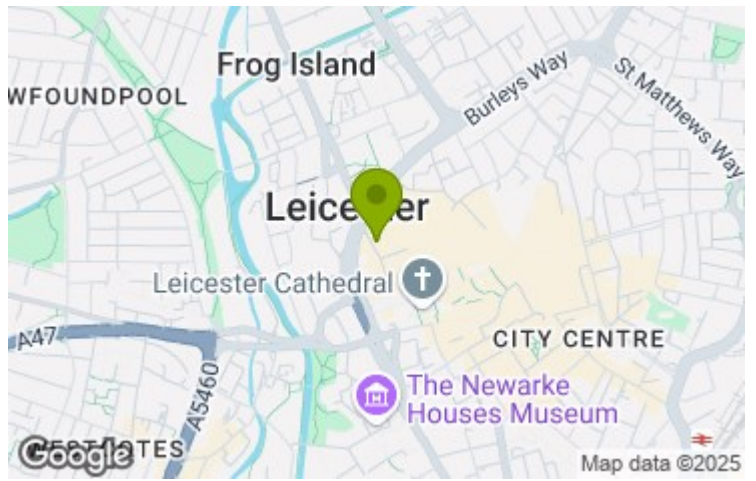
Whether you are looking to make a home in the city or seeking a lucrative investment, this studio apartment is a remarkable choice. Do not miss the chance to own a piece of luxury in one of Leicester's most sought-after developments. For further details, please contact Set To Let Estate Agents.

12 Yield at £900.00pcm rent (currently achieving £825.00pcm)  
 £200.00 - Ground rent per annum  
 £1800.00 - Service charge per annum  
 108 Years remaining on lease (approximately)

- The Quad Highcross
- City Living at its Finest
- High Rental Demand
- Investors
- Call Set To Let

### 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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