



179 Hinckley Road

, Leicester, LE3 0TF

£550,000

Presented to the market in good condition and generating an immediate, reliable income stream, this imposing and characterful period property on Hinckley Road represents precisely the kind of turnkey investment opportunity that discerning property investors seldom encounter.

Offered for sale with the benefit of four fully let, self-contained apartments, the astute purchaser will find themselves the beneficiary of an established and productive asset from day one, with zero void period to navigate and no remedial work to undertake.

The property itself commands immediate attention - a substantial, characterful building that retains much of its original architectural presence whilst having been thoughtfully converted and finished to a modern standard throughout. Each of the four self-contained apartments is of a similar size and footprint, and whilst the layouts vary between units, each provides a comfortable and practical arrangement of open-plan living, kitchen and dining space, a double bedroom, and a contemporary bathroom. The presentation throughout is of a good standard - clean, modern and well-maintained - the kind of finish that attracts and retains quality tenants with minimal intervention from a landlord.

- 4 Individual Apartments - 100% Occupancy
- Turn Key Investment
- Long Standing Tenants
- Strong Rental Yield - Approx 6%

Viewing

Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan



Area Map



Energy Efficiency Graph

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



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