

## PRINCESS PARK WEST

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### Flat 22 PRW- Resale

22-28 Princess Road West, Leicester LE1 6TP

A development by



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# 1 BHK PROPERTY IN LEICESTER CITY CENTRE

# OVERVIEW

The Princess Road West Project offers 41 luxury apartments set in Leicester city centre's conservation area. The apartments have been sympathetically designed keeping and enhancing the character features of the original buildings. The development is ideally located in close proximity to the city centre's shopping and leisure offerings, the hospital and both the Leicester Universities.

There is a wide range of apartments on offer- comfortable studios which are ergonomically designed, characterful one bedroom apartments and spacious two bedroom apartments. The bright and the airy top floor apartments provide stunning views over the city scape.

This makes the development ideal to expand your portfolio.





LE1 Leicester's most historic Post code. This is where the city began It is the cultural and educational epicentre and the transport hub. It is the central business district. indeed it is what Leicester is all about.

A £19 million regeneration has added the sheen in this area and this is where the development- Princess Road West is. A landmark in itself. A stone's throw from Leicester's cathedral, 'Old Town' and Magazine Gate.

A short Walk from Leicester's main station and close to the new bus terminus which is currently undergoing a £13million refurbishment, this project couldn't be better located.

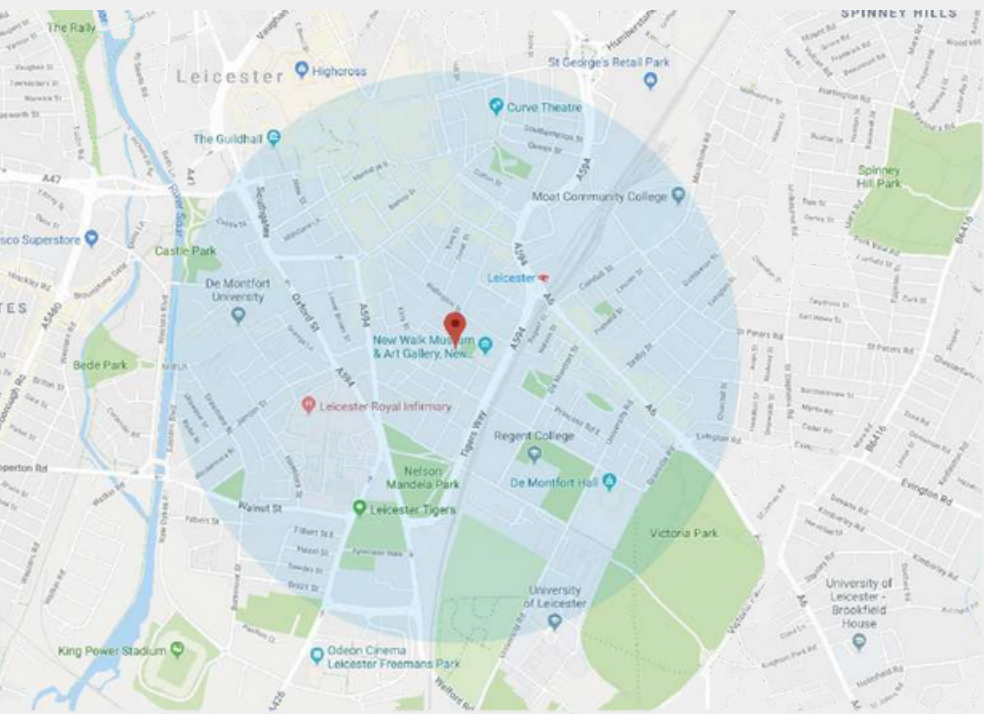
While most neighbourhoods can talk about a shopping mall, in this area, you are spoilt for choice, there are two. The high cross shopping centre and the Haymarket shopping centre. Between them they house everything from John Lewis to Primark.





# WALKING DISTANCE & TRANSPORT LINKS

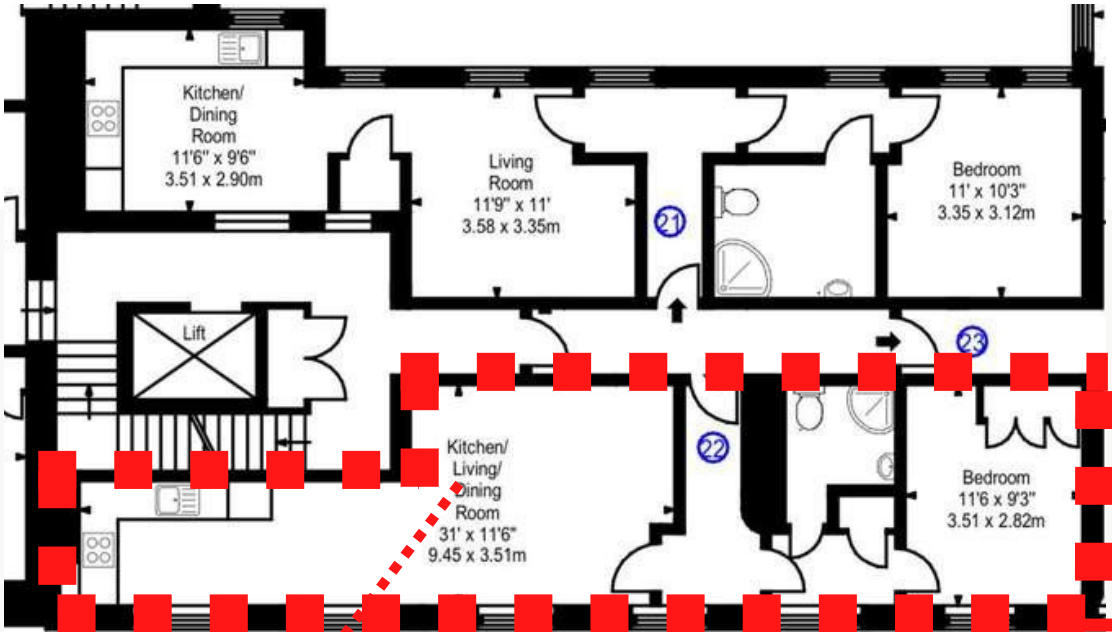
WITHIN  
A 10-  
MINUTE  
RADIUS



- Leicester Station- 7 min
- Leicester Town Centre- 8 min
- Victoria Park- 10 min
- University of Leicester- 10 min
- De Montfort University- 9min
- Royal Infirmary Hospital- 10 min
- Leicester Tigers Rugby Stadium- 10 min



The development is strategically positioned in the heart of Leicester City. The site is a few minutes walk to the railway station, De Montfort University, University of Leicester, Royal Infirmary and the town centre. IBM's new offices are just 1 minute away form the site. Rail links from Leicester Station offer services to London St. Pancras of just over an hour and Birmingham in 50 minutes.



Flat 22

# Kitchen

- Quality contemporary kitchen
- Laminate worktop
- stainless steel under counter sink
- Integrated appliances including oven, hob and dishwasher



# Bathroom

- High quality sanitary ware
- Modern wall mounted basin and single chrome mixer tap
- Modern chrome heated towel rail
- Ceramic flooring and wall tiles



# Interiors & Finishes

- Wooden doors & Metal joinery
- Eco7 heating system
- CRL 10 year warranty









# Highlights

Asking price	£175,000
Area	521 sq.ft
Current Situation	Already rented with tenants living
Current tenancy agreement valid until	June 2023*
Present rental yield	£775*PCM / £9,300 P.A (5.31%)
Rental yield Potential	£825* PCM / £9,900 P.A (5.6%)

# CONTACT US



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