



property investment and management specialists

5 PERCY ROAD, LEICESTER, LE2 8FP
OFFERS OVER £110,000





Welcome to Percy Road, a charming ground floor apartment nestled in the sought-after area of Aylestone. This delightful property offers an ideal opportunity for first-time buyers and investors alike. With excellent local amenities, convenient transport links, and a thriving community, this apartment is sure to captivate your interest.

The apartment features two bedrooms, a bathroom, a lounge, and a separate kitchen that seamlessly joins the lounge through an opening, creating an open-plan ambience. The interior is in impeccable condition, requiring minimal cosmetic work before moving in or renting out. The modern fitted kitchen boasts contemporary finishes, while laminate floors in the kitchen and lounge make maintenance a breeze.

Additionally, there is allocated parking at the front of the property and a yard that provides a secure space and includes a convenient bike store.

Residents of Percy Road enjoy access to a host of excellent local amenities. The nearby Aylestone Recreation Grounds and Leisure Centre offer



opportunities for outdoor activities and recreation, while Aylestone Meadows provides picturesque natural beauty just moments away.

For those commuting or seeking easy access to the city center, transportation is a breeze. Public transport options are readily available, allowing for effortless journeys, and motorway access ensures a convenient commute for professionals.

If you're an investor, this property presents an enticing opportunity. With a projected rental income of approximately £800 per month, this apartment appeals to working professionals seeking a comfortable and conveniently located home. The area's popularity among tenants guarantees a rental yield of over 8%, making it a lucrative investment prospect.



Don't miss out on the chance to acquire this appealing ground floor apartment in Aylestone. Its excellent condition, desirable location, long lease and strong rental potential make it an ideal choice for first-time buyers and astute investors. Contact us today to arrange a viewing and secure your future in this thriving community.

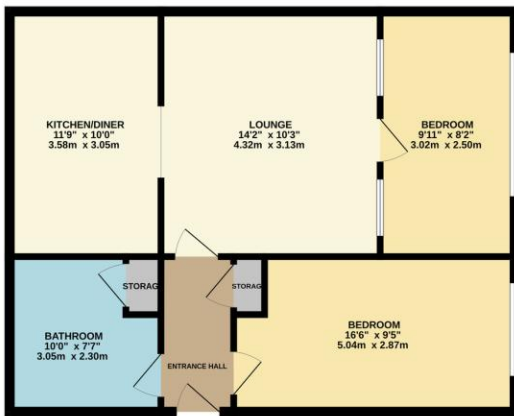


Lease Information:
125 Year Lease from 2004
Ground Rent - £30pcm





GROUND FLOOR



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