



Bosworth House

LEICESTER

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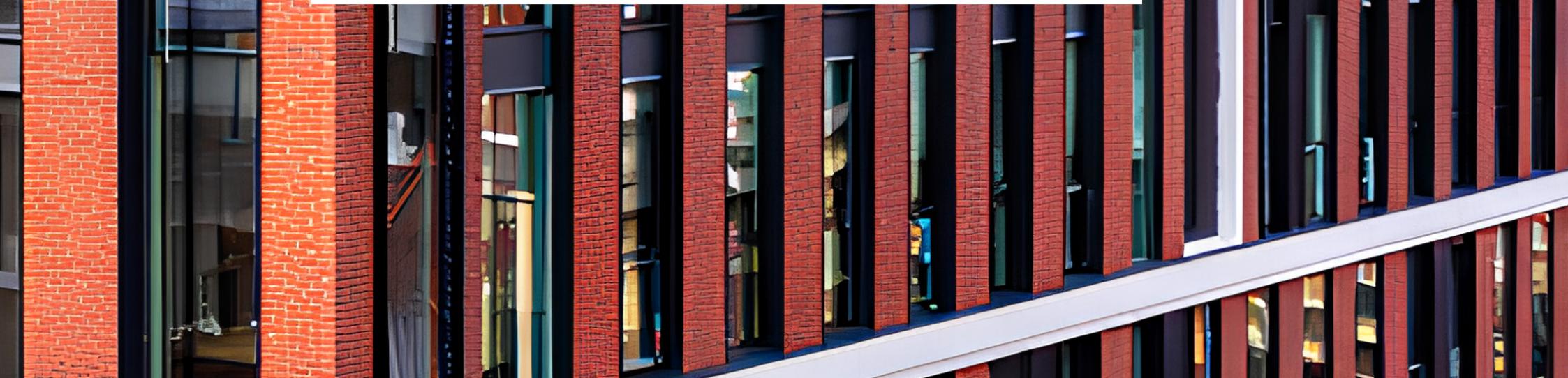


Discover Life in Leicester

Vibrant, Culturally Rich, & Well-Connected

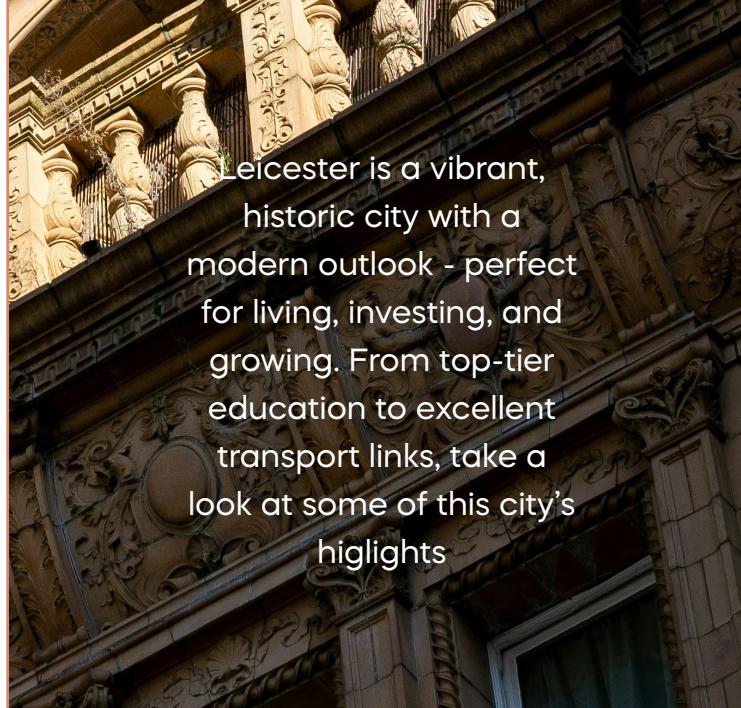
Nestled in the heart of one of the UK's most dynamic cities, this brand-new development in Leicester offers the perfect blend of modern living and community charm. Known for its rich cultural diversity, excellent transport links, and thriving local economy, Leicester is an increasingly popular choice for professionals, families, and investors alike.

This exciting new project brings stylish, high-spec homes to a well-connected neighbourhood, just minutes from local amenities, green spaces, and the bustling city centre - making it an ideal place to live, work, and grow.



368,000 Residents

Leicester has over 368,000 residents in the city (**over 1 million** in the wider urban, metro area).



45,000 Students

Leicester has over 45,000 students across their two major universities - De Montfort University and University of Leicester

LEICESTER - MORE THAN JUST A CITY

Where culture, community, and opportunity come together.

5-7%

Expected yields across properties in this area with up to 8%+ in key areas

39,500 Homes

Over 39,500 new homes are to be delivered across Leicester between 2020 and 2036



£23 Bil

Leicester has over £23 billion GVA with a target of £30 billion by 2030 - making it the largest economy in the East Midlands

70 +

Over 70 languages spoken making Leicester one of the UK's most multicultural cities

BH

130 +

Green and gorgeous parks and open spaces including Abbey Park and Victoria Park



- 1 Pure Gym
- 2 Post Office
- 3 Bede Park
- 4 Thirlmere Gardens
- 5 Nelson Mandelas Park
- 6 Rileys Sports Bar
- 7 Peter's Pizzeria
- 8 Wild Tango Resturant
- 9 Revolution Bar
- 10 Leicester Museum & Art Gallery
- 11 City Centre Clock Tower
- 12 Highcross Mall
- 13 Haymarket Shopping Centre
- 14 Curve Theatre
- 15 Victoria Park



LEICESTER STATION REDEVELOPMENT



Leicester's train station is undergoing a major £22.6 million redevelopment, designed to transform it into a landmark destination in its own right. The project includes a striking new entrance, seamlessly connected to the city centre via a beautifully landscaped pedestrian boulevard. The regeneration will also introduce exciting new commercial, retail, and hospitality spaces, creating a vibrant hub for both locals and visitors.

As part of Leicester's exciting growth story, the station's £22.6m transformation will deliver a destination in its own right, welcoming residents, visitors, and businesses alike.



Funded through £17.6 million from the Government's Levelling Up Fund and £5 million from Leicester City Council, this ambitious project began in February 2024 and marks a significant step forward in the city's continued evolution.

LEICESTER EDUCATION

Academic excellence meets rental resilience.

Leicester is a thriving university city, home to both the University of Leicester and De Montfort University, attracting over 45,000 students from across the UK and around the globe. This consistent influx of young, educated individuals drives strong and sustained demand for quality housing, retail, and lifestyle services - making it a highly attractive market for investors.

The presence of two major academic institutions not only fuels the local economy but also supports a vibrant, year-round rental market. With a reputation for research, innovation, and international appeal, Leicester's education sector offers a reliable foundation for long-term growth and investment returns.



De Montfort University
17th Largest in the UK

De Montfort University (DMU) in Leicester is a dynamic institution with a student population exceeding 27,000

University of Leicester
Ranked 26th in the UK

The University of Leicester is a globally recognized, research-intensive institution with a student population of over 18,000

Best Schools in Leicester
Consisting of:

Leicester Grammar School
Leicester High School for Girls
Loughborough High School
Beauchamp College
Ratcliffe College





Crafted To Perfection

Thoughtfully crafted spaces that blend comfort, style, and functionality - tailored to today's lifestyle expectations.

Step inside and experience interiors that balance contemporary elegance with everyday practicality. Each home in the development has been thoughtfully designed to offer spacious layouts and high-quality finishes, creating a perfect environment for both relaxing and entertaining. From sleek fitted kitchens to modern bathrooms and generous natural light throughout, these homes bring together style and substance - ideal for today's lifestyle. Whether you're a young professional, growing family, or savvy investor, these interiors deliver the quality and comfort that make a lasting impression.





Spanning four thoughtfully designed floors, this contemporary development offers a variety of premium residences, including a selection of stylish rooftop units that boast elevated views across the city.



Each home has been crafted to maximise space, light, and liveability, with top-floor apartments offering a unique vantage point and a sense of calm above the urban buzz. Whether you're seeking modern city living or a smart investment opportunity, Bosworth House delivers quality, location, and lifestyle in one standout package.

Ground Floor



First Floor



Bosworth House Floorplans



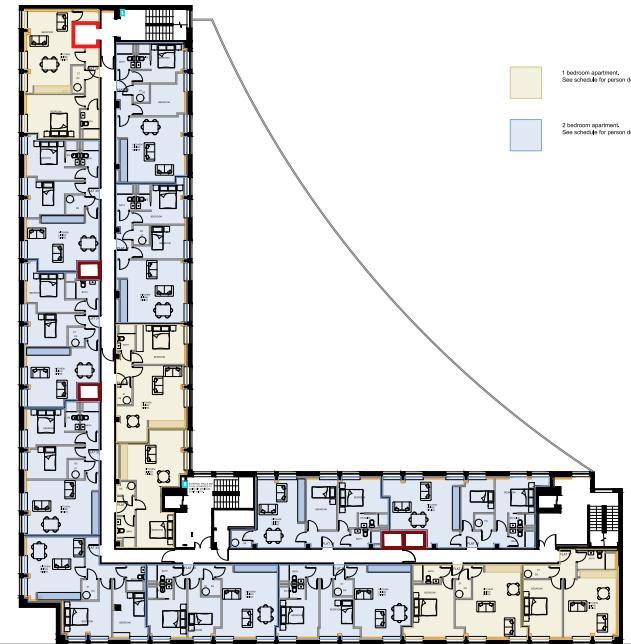
Ground Floor

First Floor

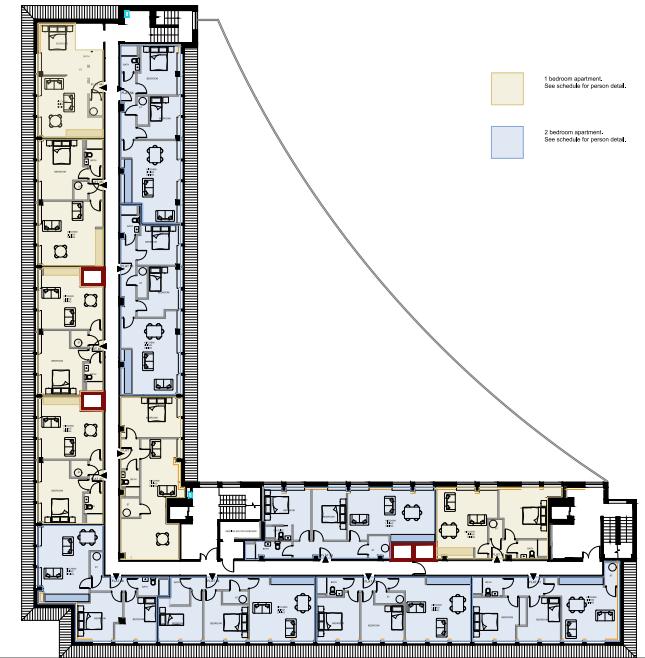
Second Floor

Third Floor

Smartly designed floorplans maximise space and natural light, offering a seamless flow between living, dining, and relaxation areas—perfect for modern lifestyles.



**Second
Floor**



**Third
Floor**



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