



Bosworth House





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.

3
STUDIOS
From £142,000

18
ONE BEDS
From £143,000

37
TWO BEDS
From £197,384



KEY FACTS

Developer:

Dancap Group Ltd

Address:

Princess Road West, Leicester, LE1 6TH

Estimated Completion:

March 2026

Number of units:

58

Expected Yield:

Net Yield Circa 6.4%

Lease Length:

999 Years

Ground Rent:

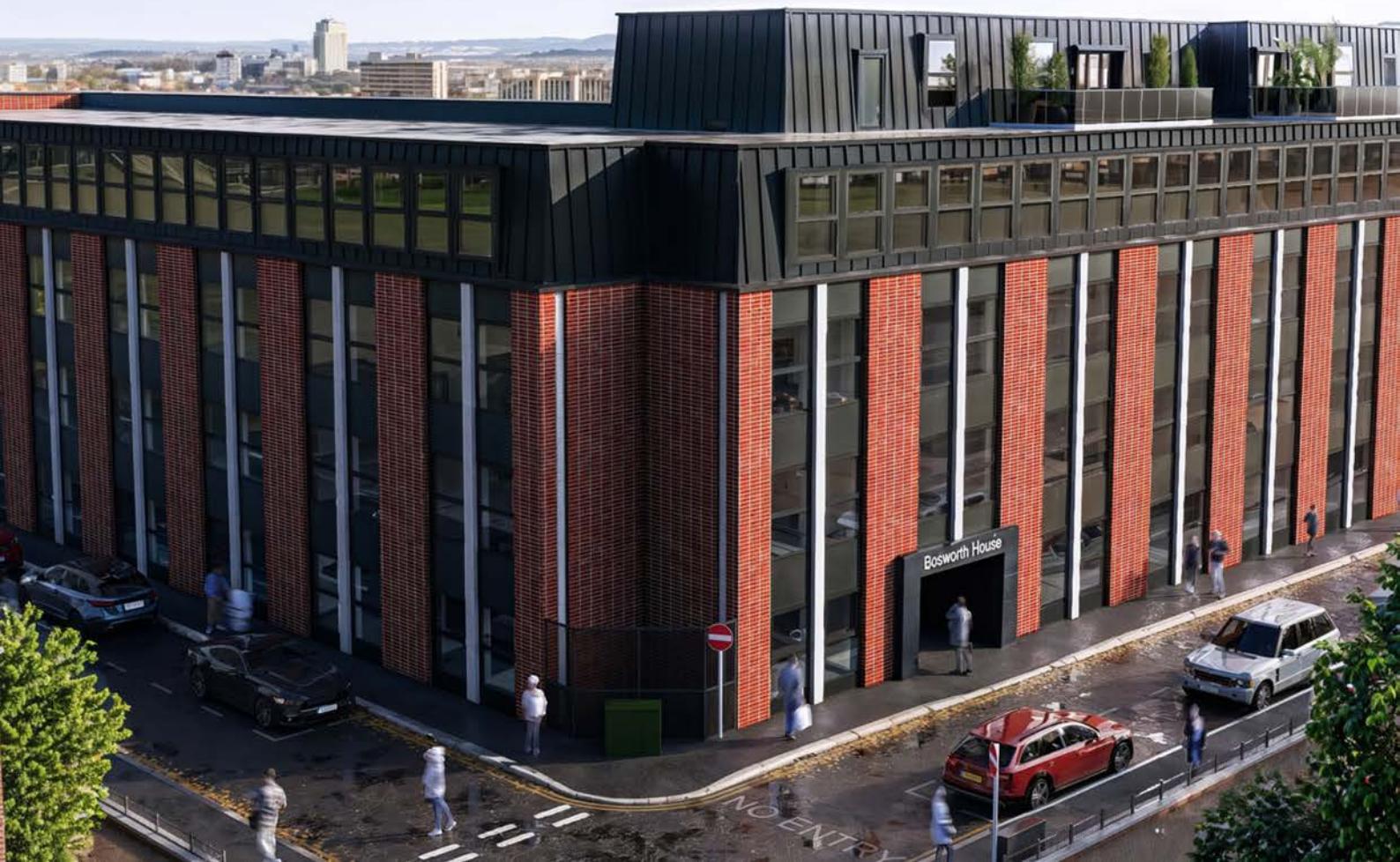
Zero

Service Charges:

Service Charge Est £2 psf

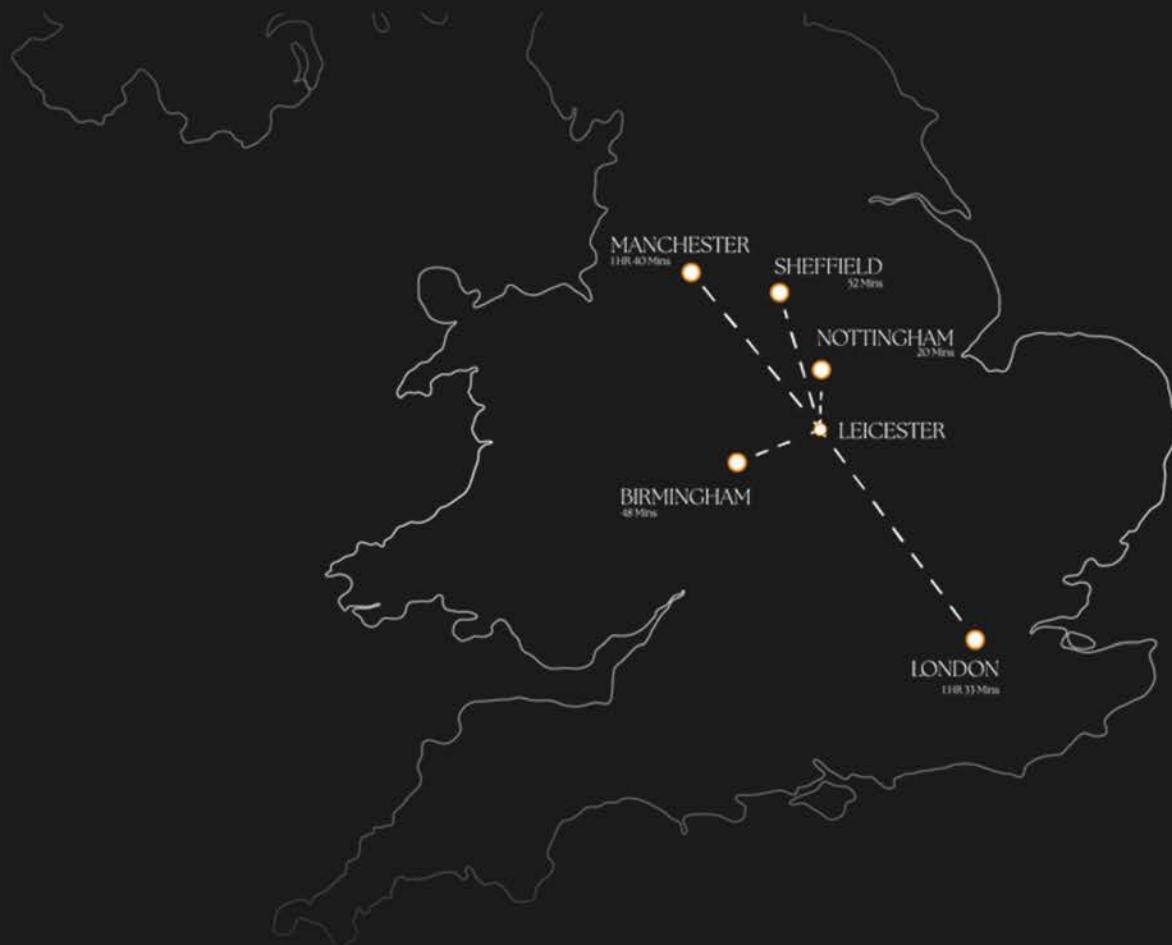


THE DEVELOPMENT



LOCATED IN LEICESTER

Perfectly positioned in the heart of England, Leicester offers exceptional access to all corners of the UK. The city's central location makes travel by road and rail both convenient and efficient. With Bosworth House being minutes from the City Centre it means everything is right on your doorstep.



Leicester sits in the very heart of England making all parts of the country easily accessible by road and rail. Leicester train station is a 10-minute walk from the development and has direct links to:



Four national motorways (M1, M6, M42 and M69) pass through the region which means that 90% of the UK's population is within a four-hour drive. Additionally Leicester has its own international airports, East Midlands Airport which serves an array of national and international destinations. Birmingham International Airport and Robin Hood Airport are also within an hour's drive offering a further choice of international destinations.



- 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 Restaurant
- 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

GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



LEICESTER REGENERATION

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.

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.



Additionally, Leicester City Council approved the expansion of the King Power Stadium. This master plan includes stadium expansion, public realm improvements and a dedicated 'fanzone', flagship merchandise shop, commercial office space, a hotel and business centre, entertainment arena, residential properties and a multi-storey car park and cycle hub.

RESERVATION PROCESS

Reservation deposit £5,000 net of fees to the bank account listed on the reservation form, alongside fully filled reservation form and KYC documents

20%
exchange now

80%
on completion



LEGAL INFORMATION

Buyers Recommended Solicitor
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