



# Bosworth House



**FACTSHEET**

LEICESTER



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**

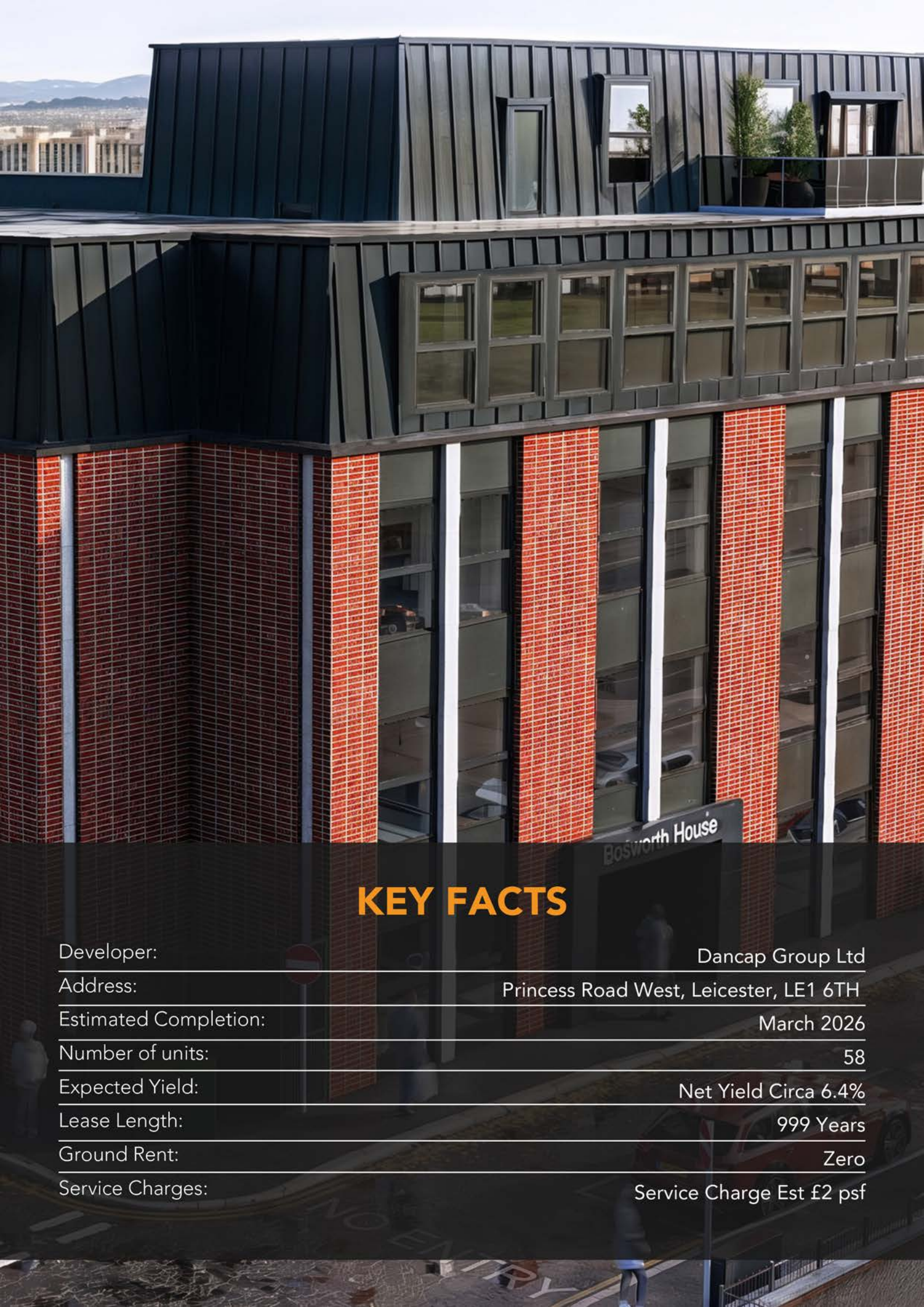
STUDIOS  
From **£142,000**

**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

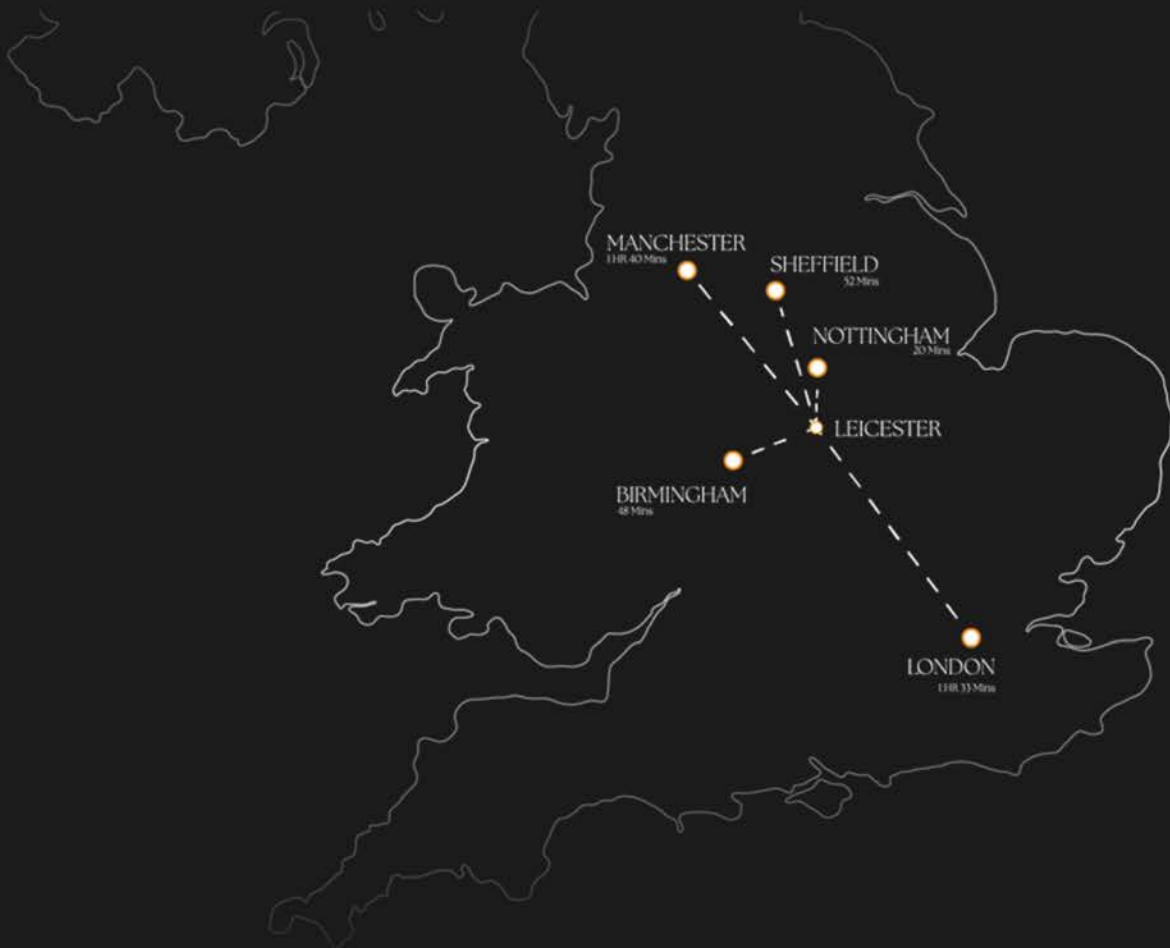


# THE DEVELOPMENT



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

## GROUND FLOOR



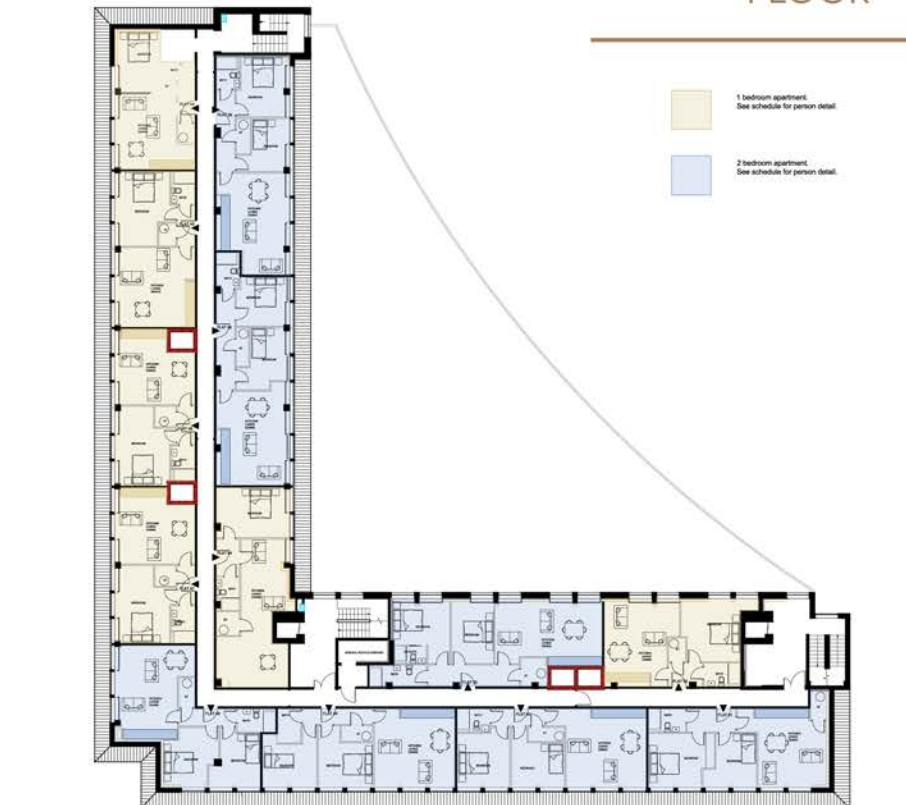
## FIRST FLOOR



## 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  
Riseam Sharples

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