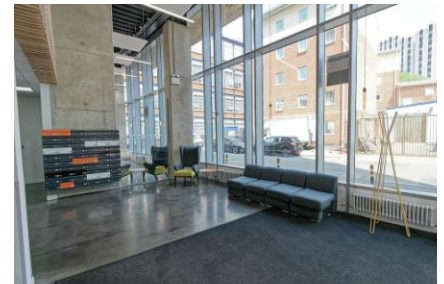


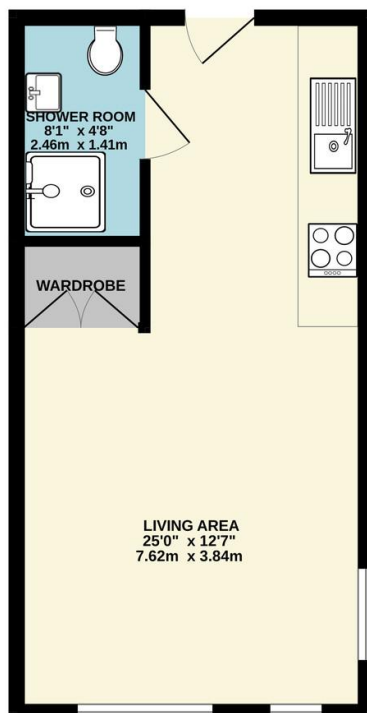
FOR SALE

1 Bed Studio in Atkins Street, Leicester LE2 7DN
Offers Over £45,000


Offered to ***CASH PURCHASERS*** only and being currently rented out for the current student term with an approximate rental income of £7000.00 Per Annum giving an Investment yield of 10.1% Gross. This well presented self contained student accommodation studio flat within the purpose built popular Primus Edge building located in the Leicester City Centre providing communal facilities, concierge service and laundry, situated within walking distance of DeMontfort University and Leicester Royal Hospital.



GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.



TOTAL FLOOR AREA: 315 sq.ft. (29.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	79	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

- CASH BUYERS ONLY
- Student Apartment
- City Centre Location
- Fantastic Investment Yield
- Extremely Stable Income
- Communal Facilities
- Well Appointed & Presented

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

