



Primus Edge, Atkins Street, Leicester, LE2

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Sell MyHomeTM
.co.uk



- Modern Studio Apartment
- City Centre Location
- Concierge Service
- Communal Laundry Room
- On Site Manager
- Perfect For Investment
- Student & Key Workers Lettings
- No Chain
- Fully Let Until September 2024 - Fully Paid Upfront
- Elevator Access

SellMyHome are proud to present to market this fantastic Studio apartment located in the heart of Leicester City.

This student development is not one to be missed and perfect for investors!

The property is fully managed and ideal turnkey investment currently achieving approximately 10% yield.

Primus Edge is ideally located close by to De Montfort University & Leicester Royal Infirmary with a short distance to Leicester City Centre, Leicester University & Leicester Train Station.

The property further benefits from a long lease and guaranteed rental income from students which is currently let until September 2025.

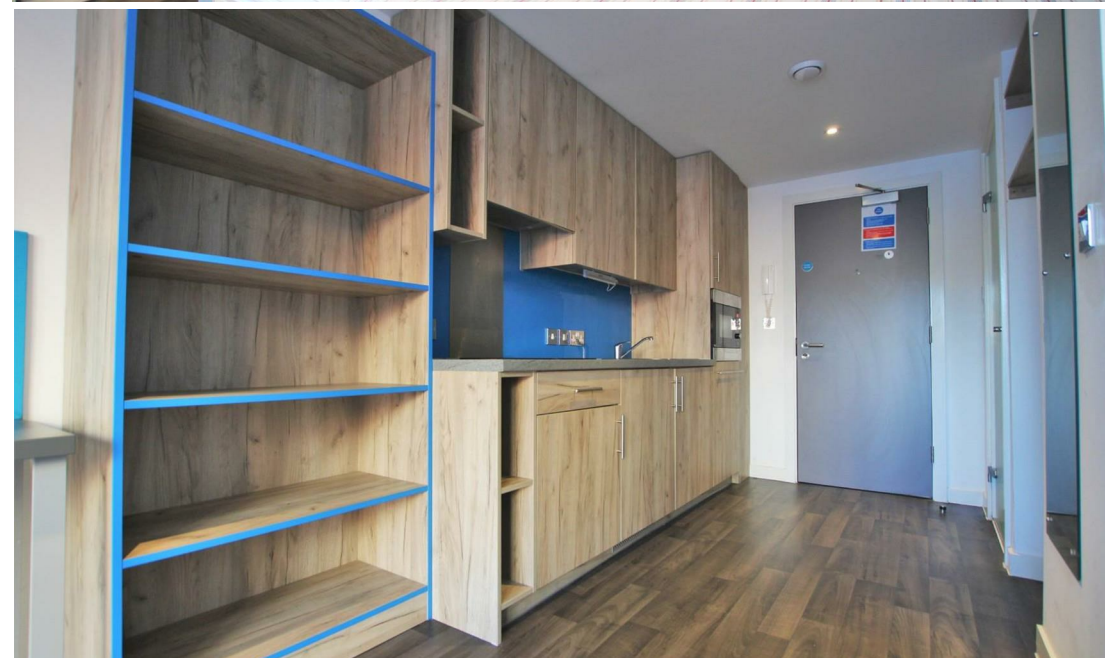
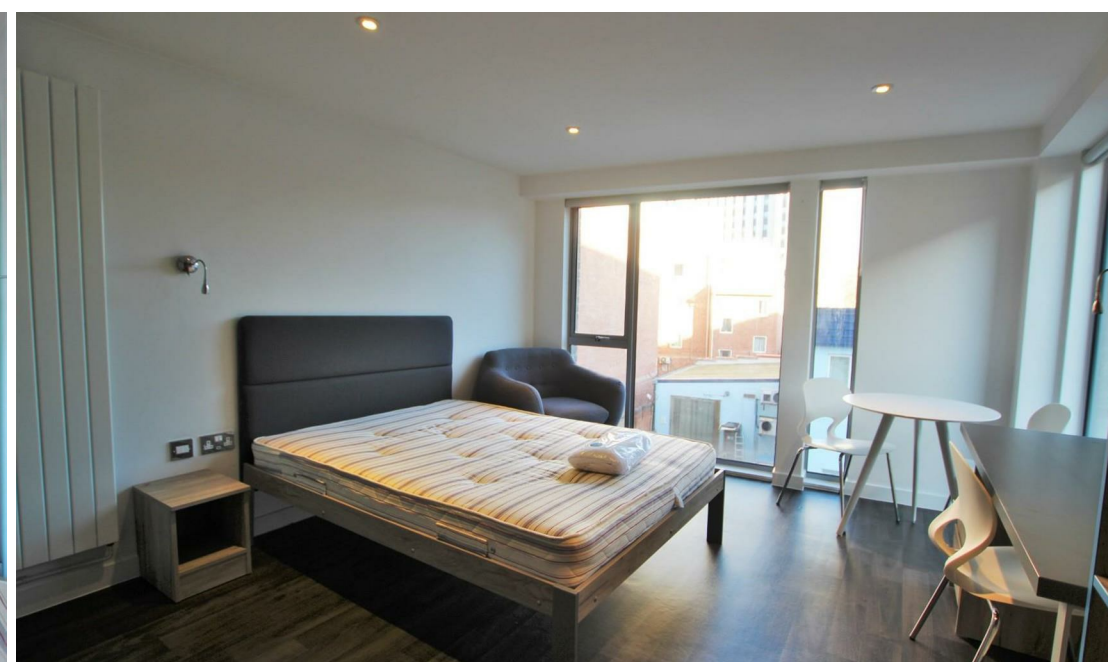
Please contact SellMyHome to book your viewing appointment!

Tenure: Leasehold
 Lease Length: 244 Years Remaining
 Service Charge: £1,880.89 per annum
 Ground Rent: £250 per annum
 Management Fee: 4%


All details above are approximate and should be checked via your solicitors.




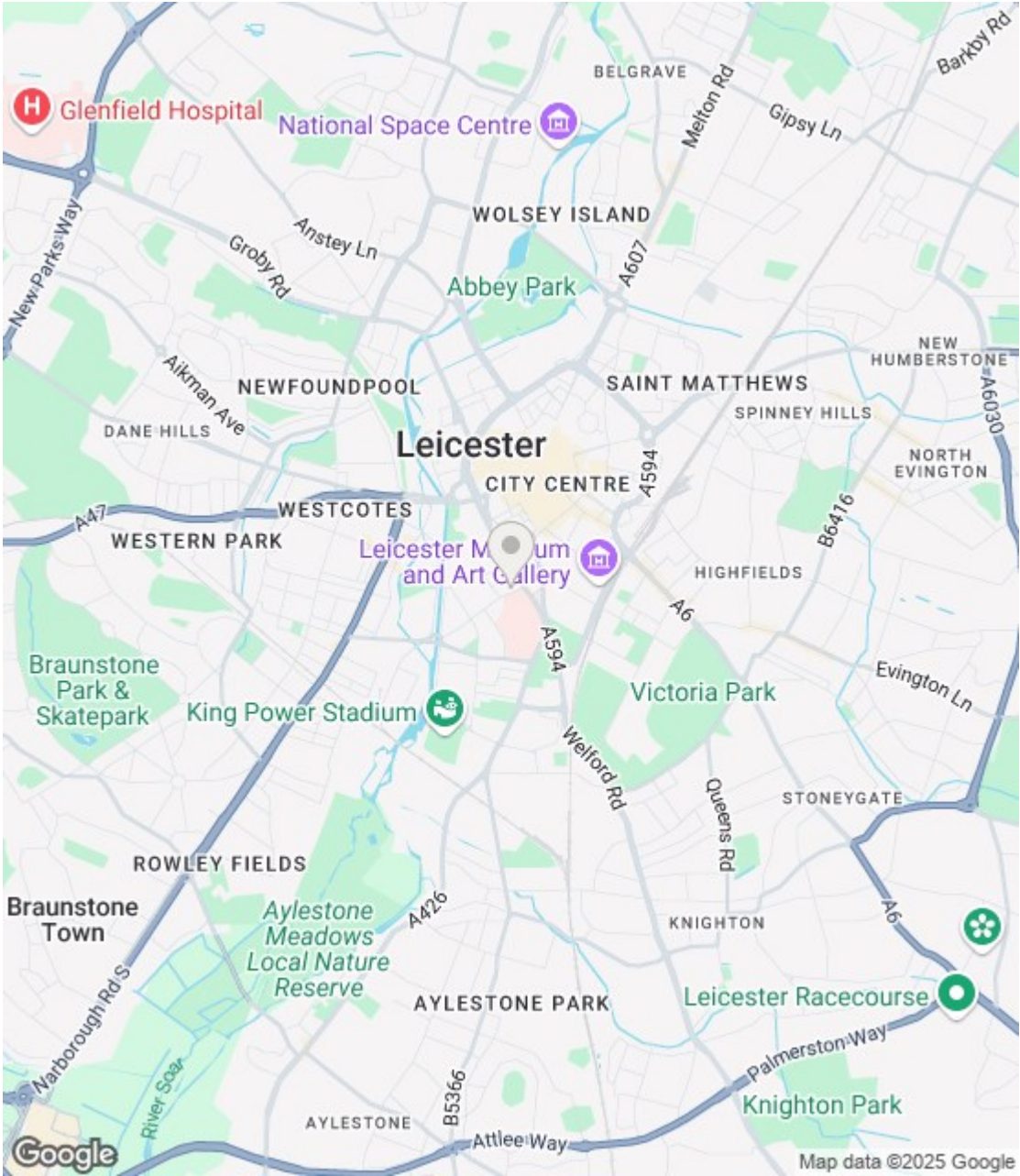
Price: £80,000

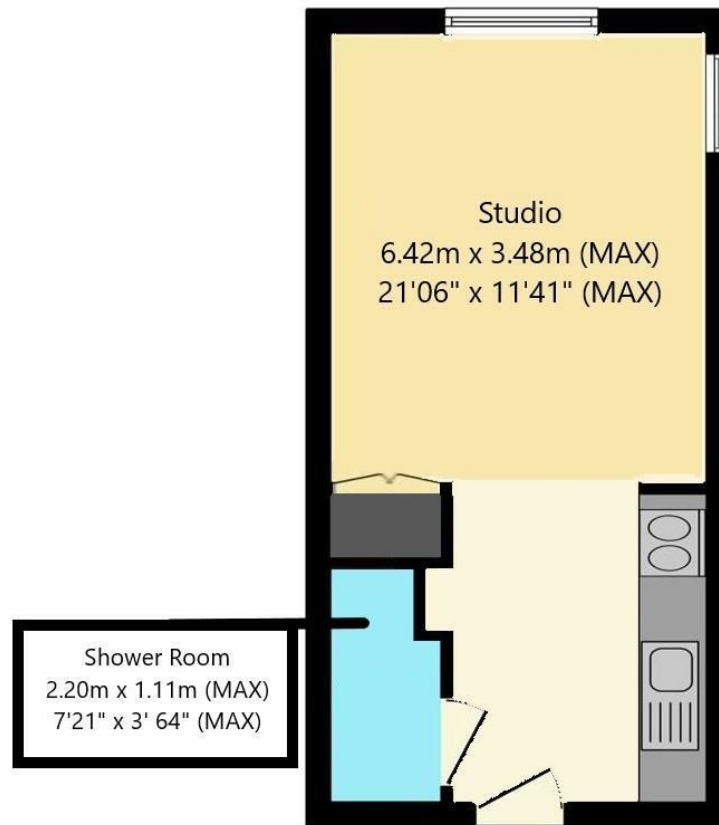




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B	80	80
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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