

## Primus Edge 2 Atkins Street, Leicester, LE2 7DN

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 July 2023.

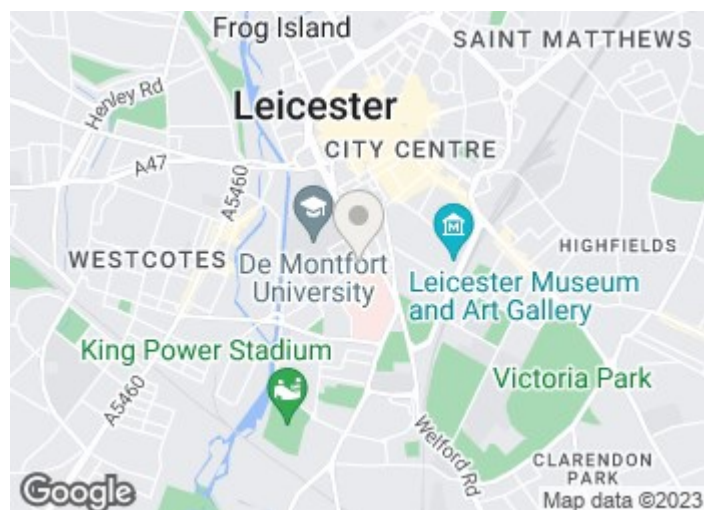
**Price Guide £80,000**

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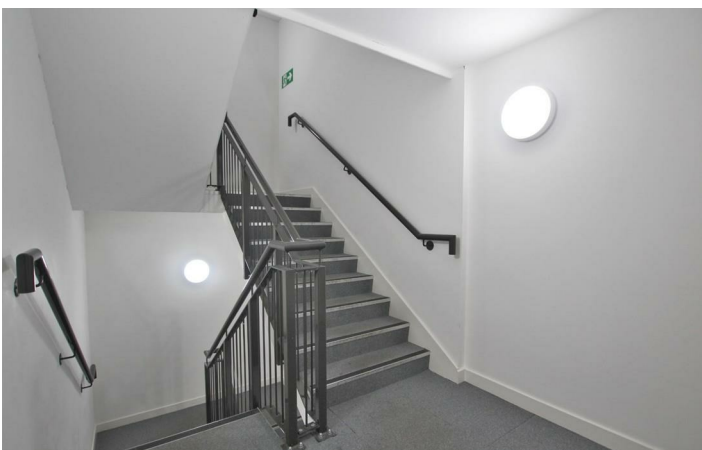
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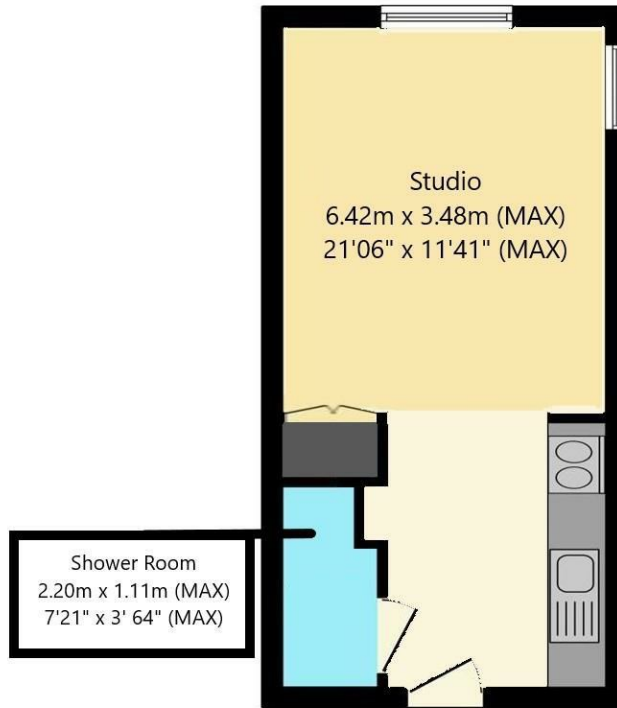
- Modern Studio Apartment
- Student & Key Workers Lettings
- Communal Laundry Room
- Elevator Access
- Perfect For Investment
- Concierge Service
- Fully Let Until September 2024 - Fully Paid Upfront
- City Centre Location
- No Chain
- On Site Manager



[Directions](#)



# Floor Plan



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

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