



2 Atkin Street, Flat 79, Leicester, LE2 7DN

Asking price £80,000



Great Investment opportunity for CASH BUYERS ONLY**

Student Accommodation - Already Rented with one year rent upfront. Average earning around £500 Per month. Kitchen area Fitted with wall and base units with work surfaces and splashbacks, fridge freezer, electric oven and hob, sink unit with mixer tap, space for table and chairs
bedroom/study Fitted with shelving and a desk unit, space for double bed, window to the side, electric heater. Shower room Fully enclosed and tiled shower unit, pedestal wash hand basin and WC.

Rental income for the financial year 2021-2022 was £7,851.04

The service charge for the same financial year was £1972.27

Management fees are 4% plus VAT which equates to £375.36 for the same financial year.

Ground rent was £283.54

Rent has increased over the years but this is an example from 2021.

Lease - 239 years remaining

