



Connells

Primus Place Gateway Street
Leicester



Property Description

A brilliant opportunity for an investor to secure a buy to let property within this popular student only, secure apartment block.

This ground floor studio apartment is situated within walking distance of De Montfort University, Leicester Royal Infirmary and the city centre. It has good access to many local amenities such as Highcross Shopping Centre, Cinema De Lux, The Curve Theatre.

Due to its prime location it has good transport links in and out of the city with regular bus routes, access to Leicester Train Station and the Motorways.

The accommodation comprises of lounge/bedroom with a huge window which let in tonnes of natural light with a separate kitchen and shower room.

Kitchen

Fitted with a range of wall and base units, stainless steel sink and drainer, work surfaces, electric oven, cooker hood, integrated fridge and an access to the shower room

Lounge/ Bedroom

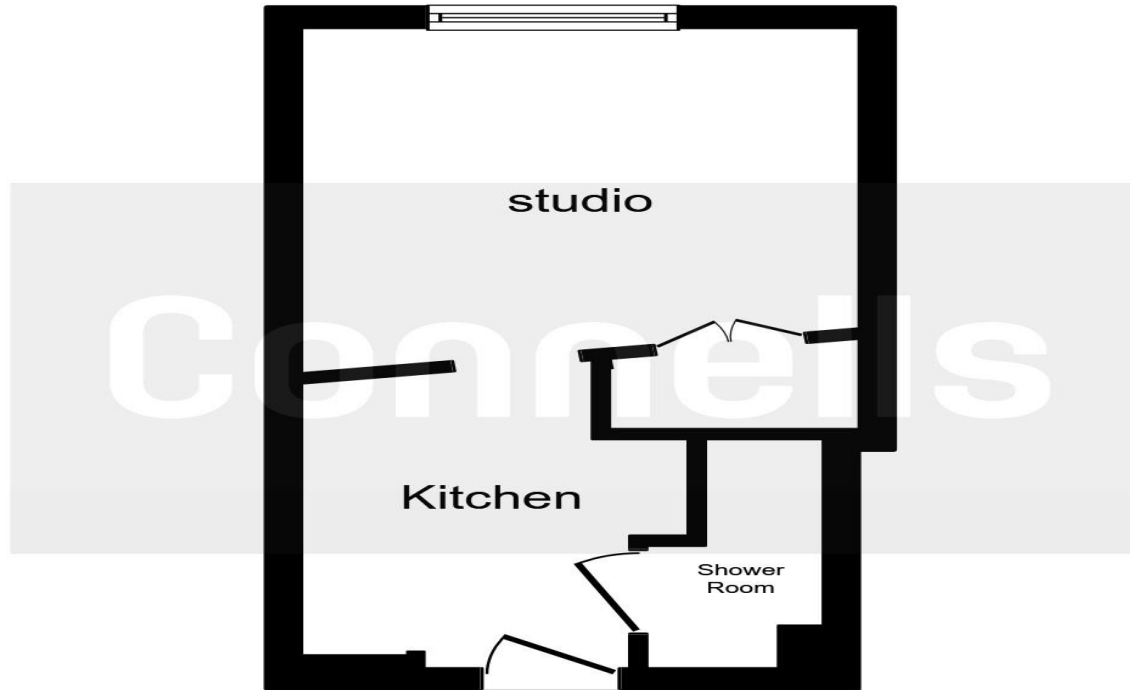
Double glazed window, built-in wardrobe, radiator and TV point

Tiled Shower Room

Shower cubicle, wash hand basin, w/c and shaver point







Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR322963

This is a Leasehold property with details as follows; Term of Lease 250 years from 04 Sep 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LTR322963 - 0002