



Connells

Primus Place Gateway Street
Leicester



Property Description

An excellent opportunity to purchase a stylish and contemporary one-bedroom studio flat in the heart of Leicester city centre. Situated on the upper floor at Primus Place it offers comfortable, modern living with a sleek design and convenient urban location. This investment has potential to provide immediate rental income due to its popularity for student living.

Tiled flooring and walls, shower cubicle, wc, wash hand basin, wall mounted mirror, radiator, shaver point and spotlights.

A fantastic opportunity to own a modern home in a vibrant area, offering both lifestyle and investment benefits, with easy access to all the amenities that Leicester city centre has to offer. Viewing is highly recommended.

Living/Kitchen/Bedroom

25' x 12' 8" (7.62m x 3.86m)

Contemporary open plan living with laminate flooring and spotlights throughout, with double glazed window to two elevations, radiator and TV point.

Convenient and functional kitchenette with fitted wall and base units and work surfaces, stainless steel sink and drainer. Integrated appliances include a fridge/freezer, electric hob with cooker hood, electric oven/grill and a microwave.

Bedroom area comprises of built-in wardrobes and desk space, spotlights, laminate flooring and a double glazed window to the side elevation.

Shower Room











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). Powered by www.focalagent.com

To view this property please contact Connells on

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22-24 Halford Street
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EPC Rating: C

Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR325101

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

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