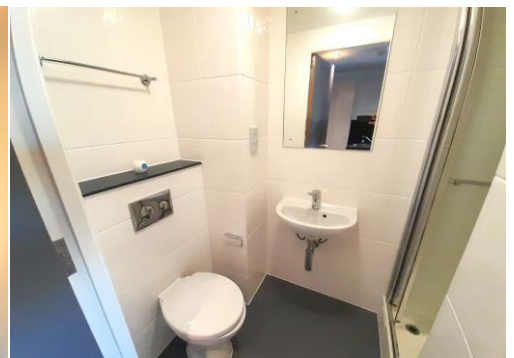
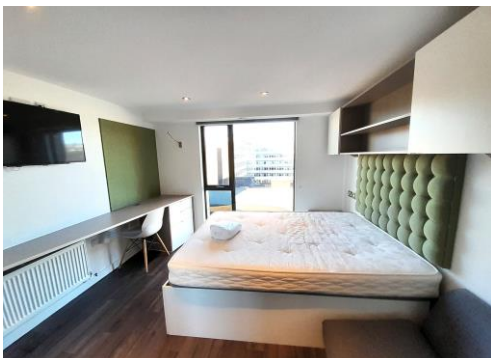


FOR SALE
Primus Place
Gateway Street
Leicester LE2 7NS



ASKING PRICE: £80,000

- Stylish Studio Apartment
- Modern Accommodation
Comprising Reception
Room/Bedroom, Kitchen & En-suite
- Communal Lounge/Reception Area
& Laundry Room
- Located Near To De Montfort
University & Leicester Royal Infirmary
- Flat Screen TV, Built In Cupboards &
Storage
- Let For The 2023/2024 Academic Year
- Annual Rental: £8,620 PA Approx.



Location

This property is situated within the Primus Place complex and located near to Leicester City Centre, De Montfort University and Leicester Royal Infirmary. The property benefits from being in close proximity to supermarkets, restaurants and much more.

Description

A modern and stylish studio apartment with a bright and airy feel, briefly comprising a well presented bedroom with fitted furnishings, flat screen TV, built in cupboards, En-suite, and kitchen. The property benefits from a communal laundry room. Ideal for investors/first time buyers. We have been advised that the studio is let on a 51 week AST at £8,620 per annum approx.

Accommodation

All measurements are approximate:

Reception Room/Bedroom - 10' 6" x 10' 7" (3.20m x 3.22m)

Double glazed window to front, built in cupboard, flat screen tv, radiator, power points, spotlights.

Kitchen - 9' 8" x 7' 2" (2.94m x 2.18m)

Wall and base mounted units, stainless steel sink with hot and cold mixer tap, 2 burner gas hob, microwave, fridge, power points.

En-suite - 3' 6" x 4' 3" (1.07m x 1.29m)

Tile splashback surrounds, shower cubicle with door, sink unit with hot and cold mixer tap, low level WC, wall mounted mirror, power points, spotlights.

Tenure

Leasehold.

We have been advised that there is a 242 year lease remaining, an annual service charge of £2,400 and an annual ground rent of £250.

51 weeks - £169 per week = £8,619 per annum

45 weeks - £179 per week = £8,055 per annum

EPC

Band C.

Council Tax

Pending.

Services

The services, fittings, and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct, but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

