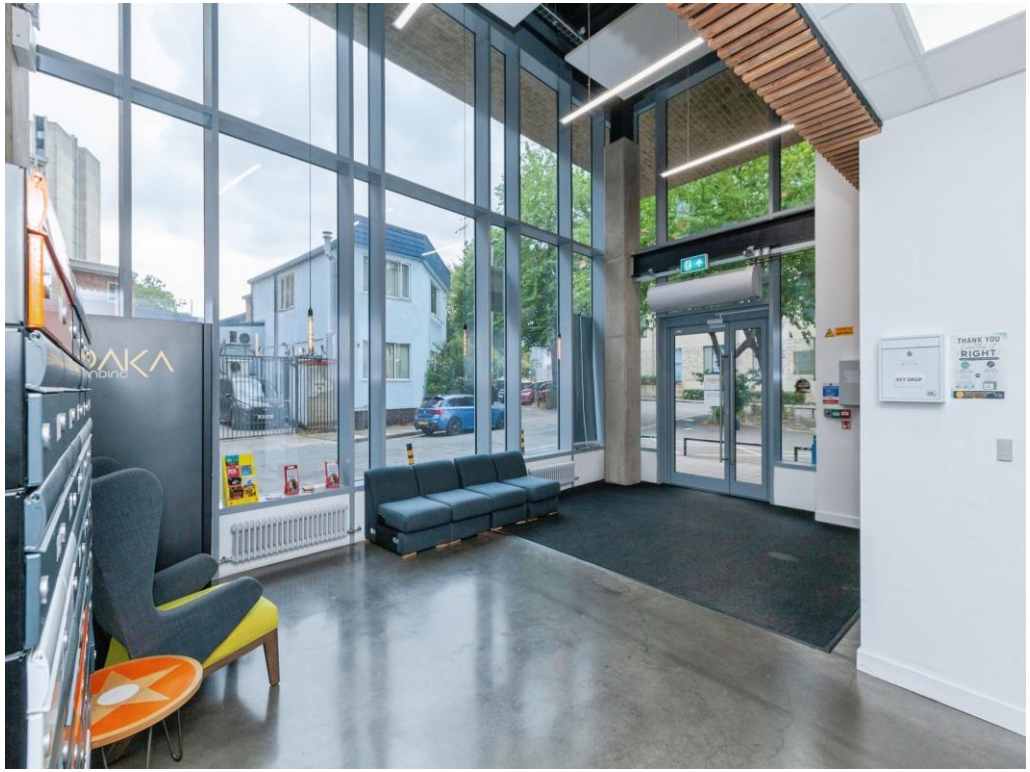
Connells

Primus Edge Atkins Street Leicester

Primus Edge Atkins Street
Leicester LE2 7DN

for sale guide price
£40,000



Property Description

Guide Price: £40,000

Fifth-floor studio apartment situated within the popular Primus Edge development, ideally located within walking distance of Leicester City Centre, De Montfort University, Leicester Royal Infirmary and Leicester Railway Station. The development benefits from secure entry, concierge service, lifts to all floors, communal facilities and on-site laundry facilities.

The accommodation comprises a spacious open-plan living and sleeping area with fitted kitchen, incorporating a range of units and integrated appliances, together with a contemporary shower room. Large windows provide excellent natural light and attractive views across the city.

The property offers an excellent opportunity for investors, first-time buyers, students or key workers seeking a convenient city-centre base. Primus Edge remains a popular and well-managed development due to its close proximity to local amenities, universities, hospitals and transport links.

Buyer A.M.L. Fee

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Open Plan Kitchen/Living/Bedro

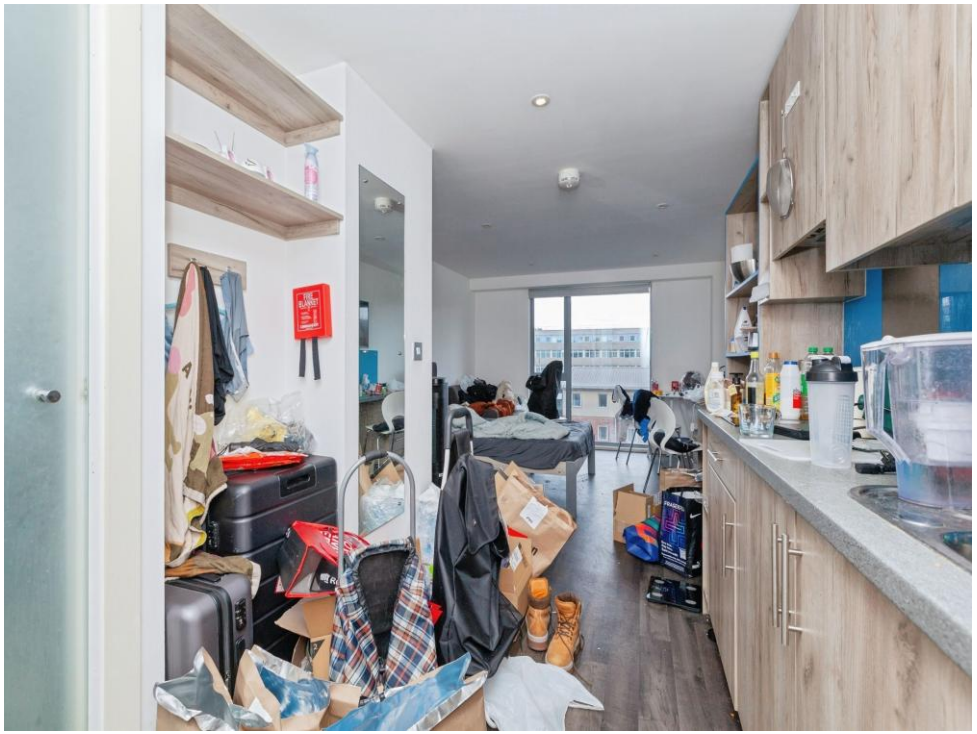
A spacious and well-designed open-plan living area featuring a modern fitted kitchen with a range of wall and base units, work surfaces and integrated appliances. The room offers ample space for lounging, dining, studying and sleeping, with large windows providing plenty of natural light and pleasant city views. Finished in a contemporary style throughout, this versatile living space is ideal for students, professionals or investors seeking a low-maintenance city-centre property

Shower Room

Modern shower room fitted with a three-piece suite comprising a shower cubicle, wash hand basin and low-level WC. Finished with contemporary fittings and easy-maintenance surfaces, providing a practical and stylish space

Outside

Primus Edge benefits from a secure communal entrance with fob access, concierge/reception service, lift access to all floors and communal laundry facilities. The development is conveniently located close to Leicester City Centre, De Montfort University, Leicester Royal Infirmary and a wide range of local amenities and transport links.



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Total floor area 22.6 m² (243 sq.ft.) approx

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.propertybox.io

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To view this property please contact Connells on

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22-24 Halford Street
LEICESTER LE1 1JB

EPC Rating: B

Council Tax Band: A

Service Charge: 2351.14

Ground Rent: 384.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR326368

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Apr 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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