



THE PLACE

JARROM STREET

Connells

Primus Place Gateway Street  
Leicester



## Property Description

**\*\*Top Floor Studio | Purpose-Built Student Accommodation | Investor Opportunity Offering 12.5% Net Yield\*\***

This purpose-built student flat is being sold with a tenant already in place, with rent paid annually upfront, making it an ideal low-maintenance investment.

Primus Place presents an excellent opportunity for investors seeking a fully managed, high-yielding student property in Leicester's city centre. Situated on the top floor of this contemporary development, the studio offers a bright and generous open-plan living space incorporating a fitted kitchen, dedicated bedroom area, and comfortable study/work zone.

The studio features modern fixtures throughout, including sleek high-gloss kitchen cabinetry, integrated appliances, wood-effect flooring, and a fully tiled shower room. Large floor-to-ceiling windows provide plenty of natural light and urban views, enhancing the sense of space.

Primus Place is designed specifically for student living, offering secure entry systems, an onsite reception, laundry facilities, a parcel/post room, and welcoming communal areas. Its prime location places it within easy walking distance of Leicester city centre, De Montfort University, local amenities, public transport links, and a wide choice of shops, cafés, and student hotspots.

## Studio Living/Kitchen/Bedroom

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

The main studio room offers a bright, modern open-plan space designed for comfortable student living. The area features wood-effect flooring, neutral décor, and a full-height window that allows natural light into the room.

The contemporary kitchen is integrated into the studio layout and finished with sleek gloss cabinetry, contrasting worktops, and a tiled splashback. The images show a compact yet well-equipped arrangement, including an integrated microwave oven, electric hob, under-counter fridge with freezer compartment, and stainless-steel sink with mixer tap. The kitchen area is designed to be practical, with sufficient storage and work surface space for everyday cooking needs.

The sleeping area includes a neatly positioned bed with overhead shelving and a fitted wardrobe. Adjacent to this is a dedicated study/workstation, complete with a desk, chair, and additional wall-mounted storage, providing an ideal environment for academic use. The layout maximises functionality while keeping the space open and easy to maintain.

## Shower Room

The shower room is finished to a high modern standard, featuring fully tiled walls and flooring. The suite includes a glass-enclosed shower, low-level WC, and a contemporary wash basin with a fitted vanity mirror above. Chrome fittings, a heated towel rail, and bright lighting complete the fresh and practical feel of the room. The clean lines and modern materials make it both durable and easy to maintain.

## Primus Place Amenities

Primus Place offers a great mix of comfort, convenience, and security for the modern day student. Enjoy social spaces like the Cinema Room and Common Room, with disabled access throughout the building. Stay connected with Wi-Fi, and feel secure with CCTV and a fob entry system. Practical features include on-site maintenance, bike storage, and a convenient laundry room, making everyday living easy and stress-free.









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](http://www.focalagent.com)

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**T 0116 262 0022**  
**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
LEICESTER LE1 1JB

EPC Rating: C Council Tax  
Band: A

Service Charge:  
2165.27

Ground Rent:  
283.40

Tenure: Leasehold

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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

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