



115 Primus Edge 2 Atkins Street, Leicester LE2 7DN

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MOORE
& YORK



Property at a glance:

- Ideal Investment
- Well Appointed & Presented Studio Flat
- Walking Distance LRI, DMU & City Centre
- Available to rent to students and key workers only
- Communal Facilities
- Fully Managed By Student Company

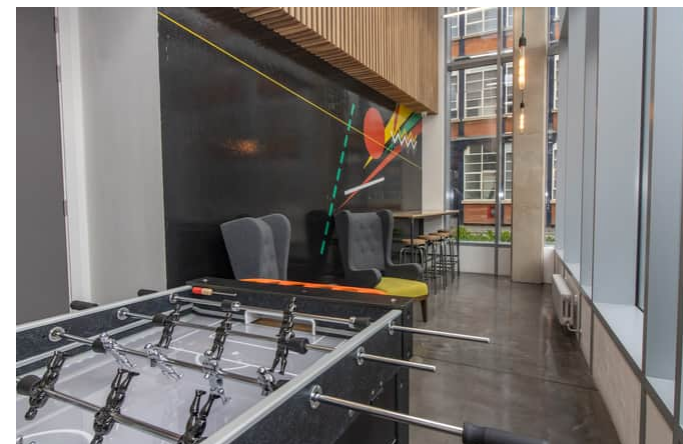
Guide Price £75,000 Leasehold



Beautifully presented self contained studio flat forming part of this purpose built popular Primus Edge building of student and key worker flats which offers its own communal facilities, concierge service and laundry situated within walking distance of DeMontfort University and Leicester Royal Hospital. The studio is available to investment purchaser only and is rented out for the student year September-June is currently managed by a student company who take care of the rental aspect and simply send you the rent, they take care of finding a new tenant when needed, maintenance issues, rent collection and end of tenancy cleans whilst they'll also assist with deposit disputes.

DETAILED ACCOMMODATION

Secure door access leading to communal entrance incorporating concierge service, communal seating areas, laundry and stairs and lifts to flats.



OPEN PLAN LIVING AREA

25' 0" x 12' 8" (7.62m x 3.86m) Incorporating a kitchen area comprising sink unit with cupboard under, matching base unit with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in microwave oven, integrated dishwasher and fridge/freezer, two piece ceramic hob, open plan access to with living area providing space for double bedroom and desk area, picture window providing open views across Leicester City Centre, built in wardrobes, vertical radiator.

SHOWER ROOM

Three piece suite comprising shower cubicle, sink and low level WC, tiled throughout.



SERVICES

All main services are understood to be available. Central heating is electric, electric power points are fitted throughout the property. and windows are double-glazed.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.

FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

TENURE

leasehold

Service charge: £1,980.92 (approx per annum)

Ground rent: £284 (approx per annum)

Remaining lease: 241 years

The leasehold charges including the ground rent and service charges have been provided to us at the point of the property being listed for sale. Please note that these can change at the time a sale is agreed so clarification of this should be sought from your legal representative as they may have changed.

COUNCIL TAX BAND

Leicester City A

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IMPORTANT INFORMATION

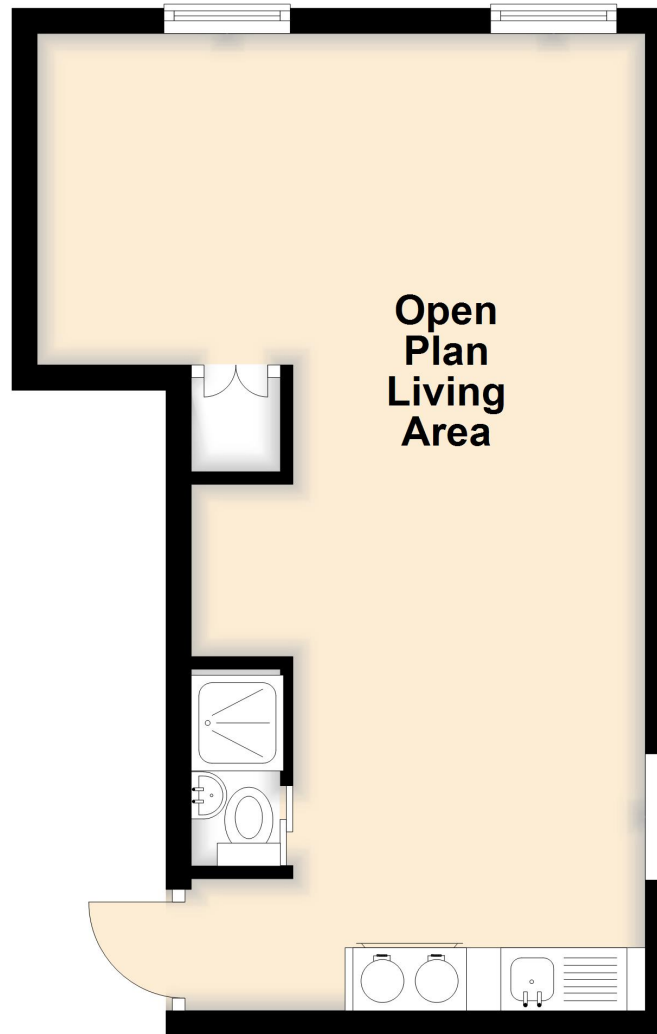
Measurements or distances are approximate.

The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.

For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

Ground Floor

Approx. 31.1 sq. metres (334.5 sq. feet)



Total area: approx. 31.1 sq. metres (334.5 sq. feet)

IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

