

FOR SALE

GATEWAY STREET
LEICESTER
LE2 7NT

£55,000





FEATURES

- No Chain
- Close To Leicester City Centre
- Walking distance to DMU
- Investment Opportunity
- Lift access
- Studio Apartment
- Prime Location
- Fitted Kitchen & Shower Room
- Secure building with reception, post room and laundry facilities
- uPVC double glazing

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SETHS

1 Bedroom Studio located in Leicester

A fantastic opportunity to purchase this well presented studio apartment situated in this sought after modern building located within close proximity of DMU and the City Centre. The accommodation comprises of a communal entrance lobby with a lift to all floors, open plan living / kitchen / bedroom, shower room and a communal laundry room. The property is being sold with no upward chain making it an ideal investment opportunity.

The flat is currently let generating a gross income of £8,415.00 per annum.

The seller has confirmed the flat has an agreed let for the next academic year (12/09/2026 - 23/07/2027) at £187 pw.

Ground floor: Security entry system, entrance foyer with lift and stairs to all floors.

Studio flat: Living / bedroom, kitchen, shower room, store cupboard.

LEASE
Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge - £2338.82 per annum
Ground rent - £231.06 per annum
Lease remaining - 240 years

ADDITIONAL INFO
Tenure: Leasehold
EPC rating: C
Council Tax Band: A
Council Tax Rate: £1,685.83
Mains Gas: No
Mains Electricity: Yes
Mains Water: Yes
Mains Drainage: Yes
Broadband availability: Fibre to the Cabinet Broadband

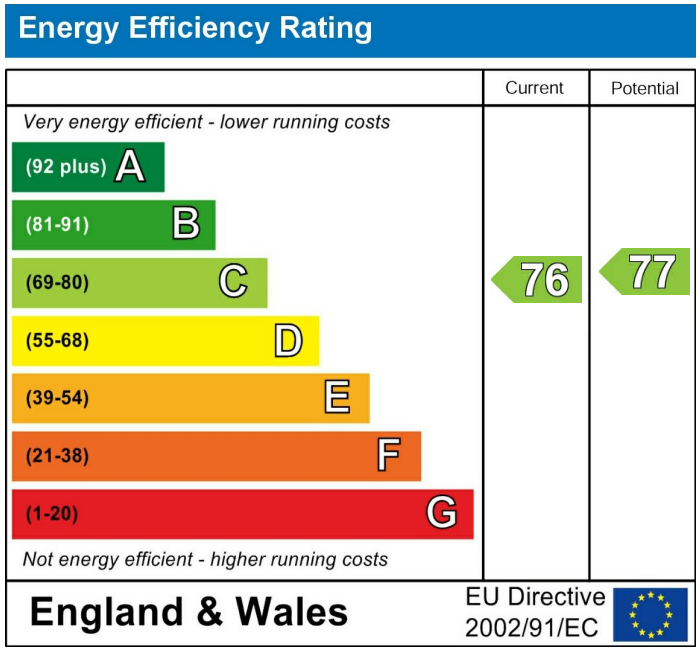
Call us on

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Council Tax Band

A



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

SETHS