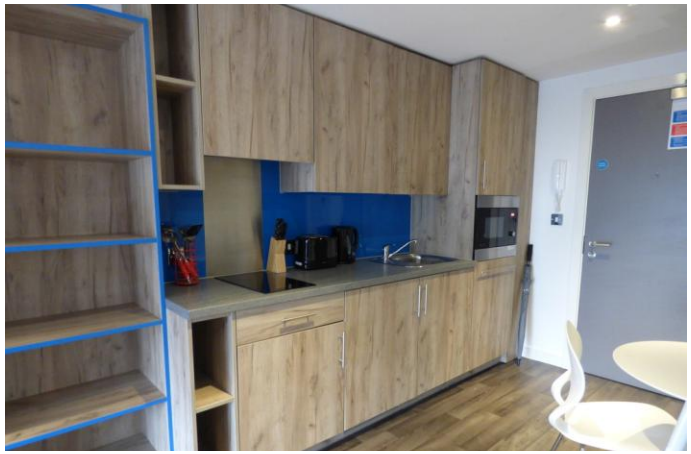
SETHS

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Atkins Street

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Offers Over £70,000

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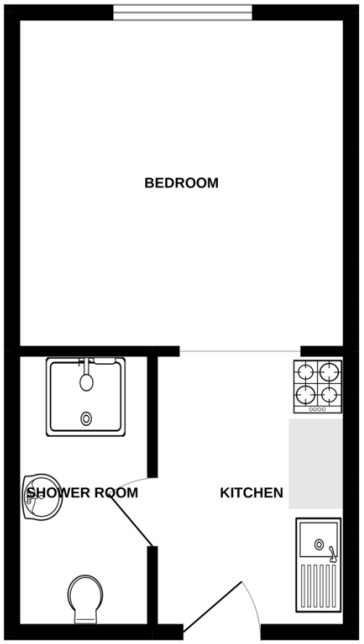
A fantastic opportunity for a potential landlord to purchase a well presented studio apartment situated in this sought after modern building located within close proximity of DMU, with a student tenant in situ until 2/9/2022 and an income of £195 per week. The accommodation comprises communal entrance lobby with lift to all floors, kitchen area, shower room and living area/bedroom and a communal laundry room. The property is being sold with no upward chain and makes an ideal investment opportunity.

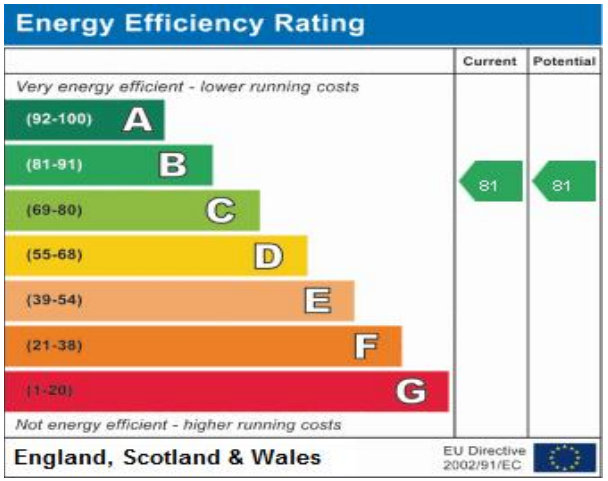
KITCHEN
with wall and base units with work surfaces and splashbacks, fridge freezer, electric oven and hob, sink unit with mixer tap, space for table and chairs

BEDROOM/STUDY
Fitted with shelving and a desk unit, space for double bed, window to the side, electric heater.

SHOWER ROOM
Fully enclosed and tiled shower unit, pedestal wash hand basin and WC.

GROUND FLOOR





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, me
of doors, windows, rooms and any other items are approximate and no responsibility is taken fo
omission or mis-statement. This plan is for illustrative purposes only and should be used as su

Uppingham Road Office
265 Uppingham Road
Leicester
LE5 4 DG

Opening Hours
Mon-Fri: 9am – 5:30pm
Sat: 10am - 1pm

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

The Property Ombudsman

Gold The Negotiator Awards 2015 East Midlands Agency of the Year