



**Gateway Street**

Leicester

**Asking Price Of £69,500**

0116 266 9977  
[www.seths.co.uk](http://www.seths.co.uk)

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. 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 to cash buyers only and makes an ideal investment opportunity.

#### KITCHEN

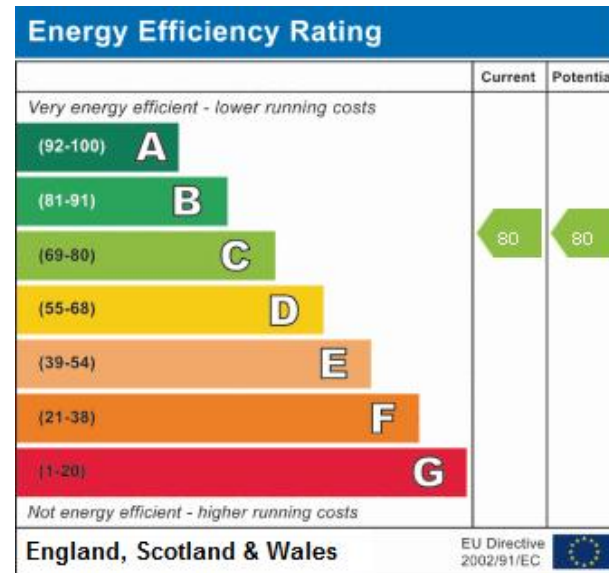
Fitted with modern wall and base units with worksurfaces and splashbacks, sink unit with mixer tap, electric oven and hob, integrated fridge, vinyl floor covering opening through to the living area/bedroom.

#### LIVING AREA/BEDROOM

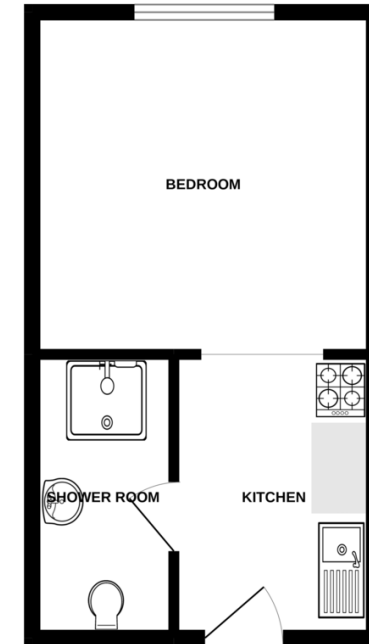
With built-in double wardrobe, window to the rear, seating area, bed with padded headboard, study area with fitted desk, vinyl floor covering.

#### SHOWER ROOM

Fitted with a fully enclosed shower area with glazed door, WC, wash hand basin, extractor fan, vinyl floor covering.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix v10/02/22

**Uppingham Road Office**  
265 Uppingham Road  
Leicester  
LE5 4DG

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

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