



## 2 Student Apartments for Sale In Leicester UK



### Informazioni sull'Agente

Nome:	Niall Madden
Nome della ditta:	Esales Property Limited
Nazione:	United Kingdom
Experience since:	2002
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
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Languages:	English
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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 65,000

### Posizione

Nazione:	United Kingdom
Indirizzo:	Gateway St,
Cap:	LE2 7DP
Pubblicato:	08/07/2025

Descrizione:

2 Student Apartments for Sale In Leicester UK

Esales Property ID: es5554676

56 Gateway street  
Flat 26 – Flat 27  
Leicester  
LE2 7DP  
United Kingdom

An Unmissable Investment Opportunity: Two Fully-Tenanted Student Studios in Leicester with 8%+ Net Yield

For the astute investor seeking a robust and reliable income stream in the thriving UK property market, we present an exceptional opportunity: two fully-tenanted student studio apartments in Leicester. These purpose-built units offer immediate returns, with tenancies already secured for the 2025/2026 academic



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year, delivering an impressive net yield exceeding 8%. This is more than just property; it's a strategically positioned asset designed for hassle-free, high-performance investment.

Leicester stands as a formidable powerhouse in the UK's student accommodation sector, consistently lauded as one of the best cities for student property investment. Home to two globally recognised institutions – the University of Leicester and De Montfort University – the city boasts a vibrant and ever-growing student population. With nearly 40,000 full-time students across its higher education institutions, demand for quality, well-located accommodation perpetually outstrips supply. This structural imbalance ensures high occupancy rates and consistent rental growth, making Leicester a secure haven for property investors. The city's multicultural vibrancy, excellent transport links, and a dynamic city centre further enhance its appeal, attracting a diverse international student body. This consistent demand, coupled with the resilience of the student market even during economic fluctuations, positions these studios as a truly recession-proof investment.

These two studio apartments offer a seamless, hands-off investment solution. Each unit is currently generating a weekly rental value of £187, providing a strong gross income. Crucially, tenancies for both studios are already fully booked and confirmed for the entire 2025/2026 academic year. This forward-booked income guarantees immediate cash flow upon completion and eliminates the typical void periods associated with student lets, offering unparalleled peace of mind for the investor. The tenancy term for each unit is a robust 45 weeks, aligning perfectly with the academic calendar and ensuring consistent rental income for the majority of the year. This pre-secured income stream significantly de-risks the investment, making it an ideal choice for both seasoned portfolio landlords and those new to the student property market.

The appeal of purpose-built student accommodation (PBSA) studios lies in their consistent demand and streamlined management. Students, particularly international ones, often prefer the privacy and convenience of a self-contained studio, which typically includes a private kitchen and en-suite bathroom. This preference drives strong rental demand and allows for premium pricing compared to shared houses or en-suite rooms within cluster flats. Furthermore, these types of properties are generally managed by experienced professional management companies. This 'hands-off' approach means the investor benefits from a fully managed service, covering everything from tenant sourcing and vetting, rent collection, property maintenance, to compliance with student housing regulations. This makes it an ideal investment for those with busy schedules or those residing overseas, offering a truly passive income.

#### Financial Performance and Investment Highlights:

The headline figure for these two studios is a net yield exceeding 8%. This impressive return is a testament to the robust rental market in Leicester and the strategic positioning of these properties. While gross yields are important, net yield provides a more accurate picture of profitability by factoring in all operational costs, such as management fees, service charges, ground rent, and insurance. Achieving a net yield above 8% in the current market environment makes these studios an exceptionally attractive proposition, outperforming many traditional buy-to-let opportunities.

\* **Guaranteed Income:** Tenancy agreements are already secured for the 2025/2026 academic year, ensuring immediate rental income from day one of your ownership.



- \* **Strong Weekly Rent:** Each studio commands a weekly rental value of £187, reflecting the high demand for quality student accommodation in Leicester.
- \* **Optimal Tenancy Term:** A 45-week tenancy term maximises annual rental income while providing a brief void period for essential maintenance and turnarounds between academic years.
- \* **High Net Yield:** A verifiable net yield of over 8% underscores the profitability and efficiency of these investments.
- \* **Passive Income:** Benefit from professional management services (standard for PBSA), which handle all tenant-related issues and property upkeep, making this a truly 'armchair' investment.
- \* **Strategic Location:** While specific address details are withheld for tenant privacy, these types of student studios are typically situated in prime locations, offering excellent access to university campuses (University of Leicester and De Montfort University), city centre amenities, transport links, and social hubs, which are key factors for student appeal and sustained occupancy.
- \* **Growing Market:** Leicester's student population continues to grow, ensuring a consistent pipeline of prospective tenants year after year. The city's continuous investment in infrastructure and student facilities further solidifies its position as a top-tier student destination.

## Why Invest in Leicester's Student Market?

Leicester's student property market offers a compelling investment case:

1. **Student Numbers:** With two large universities, Leicester consistently attracts a high volume of domestic and international students, creating robust demand for accommodation. The University of Leicester is renowned for research and academic excellence, while De Montfort University is known for its vocational and creative courses.
2. **Supply-Demand Imbalance:** Despite ongoing development, the supply of purpose-built student accommodation often struggles to keep pace with the ever-increasing student numbers, particularly for high-quality, self-contained units like these studios.
3. **Resilience:** The student housing sector has historically proven to be resilient to economic downturns, as university enrolment tends to remain stable or even increase during challenging times.
4. **Hands-Off Management:** Most purpose-built student accommodation benefits from dedicated on-site management, handling everything from lettings and maintenance to pastoral care for students, making it a truly passive investment for owners.
5. **Long-Term Growth:** Property prices in Leicester have shown consistent growth, and the city's ongoing regeneration projects further enhance its appeal as a long-term investment location.

Don't miss this rare opportunity to acquire two income-generating student studio apartments in one of the UK's most vibrant student cities. With tenancies already secured for 2025/2026 and an attractive net yield exceeding 8%, these properties represent a sound and strategic addition to any investment portfolio.

Contact us today to receive a detailed information pack, including financials, exact location details, and how to secure these exceptional investment assets.

## ABOUT THE AREA

Leicester, a vibrant and multicultural city in the East Midlands of England, holds a rich tapestry of



history, dating back to Roman times. Known as Ratae Corieltavorum, it was an important settlement on the Fosse Way and its Roman heritage is still visible today, notably at the Jewry Wall, a remnant of its ancient public baths. Over centuries, Leicester evolved from a Roman town and a significant Anglo-Saxon and Viking stronghold into a thriving medieval market town. Its industrious spirit shone during the Industrial Revolution, becoming a major centre for textiles, hosiery, and footwear, earning it the moniker 'the second richest city in Europe' in the mid-20th century due to its booming textile industry. Today, Leicester continues to embrace its past while forging a dynamic future.

Beyond its historical foundations, modern Leicester is a city celebrated for its exceptional diversity and cultural vibrancy. It is one of the most ethnically diverse cities in the UK, a characteristic beautifully reflected in its thriving communities, diverse culinary scene, and a calendar packed with multicultural festivals. The 'Golden Mile' on Belgrave Road is famed for its glittering Indian jewellery shops, sari emporiums, and delicious eateries, especially coming alive during Diwali, which Leicester hosts as the largest celebration outside of India. The city also boasts the second-largest Caribbean Carnival in the UK after Notting Hill, and a flourishing arts scene anchored by venues like the Curve Theatre and De Montfort Hall. This rich tapestry of cultures fosters a unique and inclusive atmosphere, contributing to Leicester's reputation as a progressive and welcoming place to live.

Leicester is also a city of significant academic and sporting prowess. It is home to two prominent universities, the University of Leicester and De Montfort University, which contribute significantly to the city's intellectual life and provide a large, dynamic student population. In the sporting arena, Leicester has made global headlines, most famously with Leicester City Football Club's improbable Premier League title win in 2016. The city is also a stronghold for rugby, with the Leicester Tigers being one of England's most successful clubs, and a county cricket club, Leicestershire CCC. These sporting institutions, combined with excellent local facilities and a strong community engagement in sports, underscore Leicester's passionate and active character.

For those travelling to or from Leicester, the city benefits from excellent transport links. The closest international airport is East Midlands Airport (EMA), located approximately 15-20 miles to the northwest, offering a wide range of domestic and European flights and excellent bus connections to the city centre via the Skylink service. Another major international option is Birmingham Airport (BHX), situated around 30 miles to the west, providing a more extensive network of international routes, easily accessible by train or coach. Additionally, London's major airports, including London Luton (LTN) and London Stansted (STN), are also within a reasonable driving or direct coach journey, offering even broader global connectivity.

## MAiN FEATURES:

- \* 50m<sup>2</sup> of living space per apartment
- \* 1 Bedroom each
- \* 1 Bathroom each
- \* Stunning Views
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of the UK



- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential

Contact us today to buy or sell property in The UK fast online

Tenanted: Si

## **Comune**

Bagni: 1  
Finito piedi quadrati: 50 mq  
Dimensione del lotto: 50 mq

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX7.237.064

