



## Watkin Road, Freemans Meadow

£300,000

A penthouse THREE-BEDROOM, THREE BATHROOM apartment in the Freemans Meadows development in Leicester - would make an ideal family home or first time purchase. The apartment has the added benefit of a ROOFTOP GARDEN and TWO allocated parking spaces.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: B



0116 274 5544





**Communal Entrance**

With stairs/lift to the fifth floor .

**Entrance Hall**

With laminate flooring, an airing cupboard and two storage cupboards.

**Open Plan Living Fitted Kitchen Dining Room**

28' 7" x 19' 10" (8.71m x 6.05m)

With double-glazed patio doors to the side elevation, further patio doors to the rear elevation, air conditioning, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, chimney hood, plumbing for a dishwasher, plumbing for a washing machine, fridge freezer, cupboard housing the boiler, partly tiled flooring, part laminate flooring, Tv point and two radiators.

**Bedroom One**

14' 10" x 10' 7" (4.52m x 3.23m)

With double-glazed patio doors to the rear elevation, air conditioning, laminate flooring and a radiator.



### **Dressing Room**

7' 7" x 7' 0" (2.31m x 2.13m)

With wardrobes and laminate flooring.

### **En-Suite**

8' 8" x 7' 0" (2.64m x 2.13m)

With a double-glazed window to the rear elevation, bath with shower over, wash hand basin, WC, extractor fan, ceiling spotlights, tiled flooring and a heated towel rail.

### **Bedroom Two**

12' 10" x 12' 7" (3.91m x 3.84m)

With a double-glazed patio doors to the front elevation, laminate flooring, air conditioning and a radiator.

### **En-Suite**

8' 0" x 5' 8" (2.44m x 1.73m)

With a double-glazed window to the front elevation, bath with shower over, wash hand basin, WC, ceiling spotlights, extractor fan, tiled flooring, mirror and a heated towel rail.

### **Bedroom Three**

12' 6" x 11' 9" (3.81m x 3.58m)

With a double-glazed patio door to the front elevation, air-conditioning, laminate flooring, radiator and a Jack and Jill door to the:

### **Family Shower Room**

8' 0" x 6' 0" (2.44m x 1.83m)

With shower cubicle, WC, wash hand basin, extractor fan, ceiling spotlights, mirror, tiled flooring and heated towel rail.

### **Roof Terrace**

The property has a generous sized paved rooftop garden with fabulous views across Leicester. The garden can be accessed via the living areas and all three bedrooms.

### **Communal Garden**

With communal gardens/grounds.

### **Allocated Parking**

Two allocated parking space in a a secure basement garage.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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