

## Watkin Road, Freemans Meadow

£170,000

This modern third-floor flat features an open-plan 21ft lounge/dining area with decked BALCONY, a stylish kitchen with integrated appliances, a master bedroom with en-suite, a second double bedroom, a family bathroom, and secure basement parking. IDEAL FOR FIRST-TIME BUYERS OR INVESTORS.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: B



0116 274 5544





### **Entrance Hall**

With laminate flooring, storage cupboard and radiator.

### **Open Plan Lounge Dining Room**

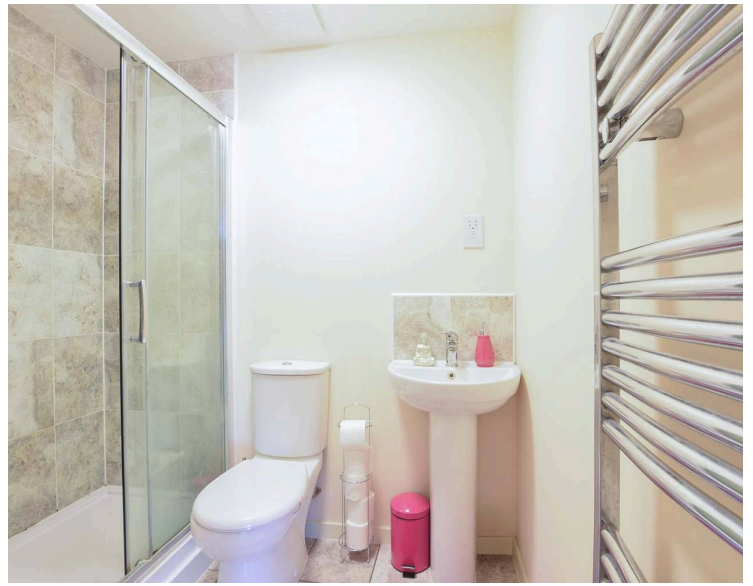
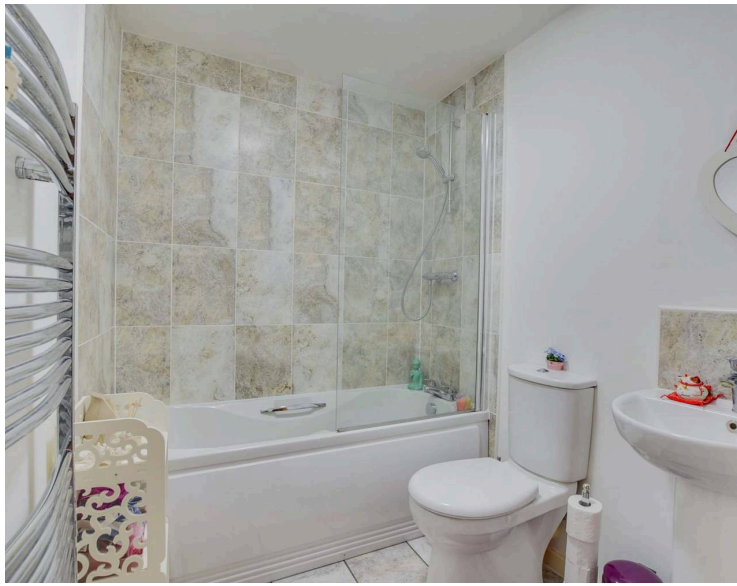
21' 6" x 14' 4" (6.55m x 4.37m)

With a double-glazed patio to the decked balcony, a double-glazed window to the rear elevation, laminate flooring, a TV point and two radiators.

### **Kitchen**

9' 8" x 8' 0" (2.95m x 2.44m)

With a double-glazed window to the rear elevation, inset ceiling spotlights, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, chimney hood, dishwasher, plumbing for washing machine and a cupboard housing the boiler.



### **Bedroom One**

14' 3" x 8' 8" (4.34m x 2.64m)

With a double-glazed window to the side elevation and a radiator.

### **En-Suite**

6' 9" x 5' 5" (2.06m x 1.65m)

With a tiled shower cubicle, WC, wash hand basin, extractor fan and a heated chrome towel rail.

### **Bedroom Two**

12' 0" x 9' 1" (3.66m x 2.77m)

With a double-glazed window to the side elevation and a radiator.

### **Bathroom**

6' 10" x 5' 6" (2.08m x 1.68m)

With a bath with mixer tap shower attachment, wash hand basins, WC, extractor fan, tiled flooring and a heated chrome towel rail.

### **Communal Garden**

Communal Gardens.

### **Balcony**

A decked outside balcony.

### **Secure Parking**

Allocated parking space in the basement garage.

### **Lease Information:**

Lease Remaining: 134 Years

Service Charges: £270.96 Per Month

Ground Rent: £250.00 Per Year



FLOOR PLAN

GROSS INTERNAL AREA  
FLOOR PLAN 74.6 m<sup>2</sup>  
EXCLUDED AREAS : BALCONY 5.3 m<sup>2</sup>  
TOTAL : 74.6 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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