



## Watkin Road, Freeman Meadow

£160,000

A modern third-floor flat in the desirable Freemans Meadows area, just a short distance from Leicester City Centre. Easily accessible by both stairs and lift, this property offers TWO well-proportioned bedrooms, TWO bathrooms, a PRIVATE BALCONY for outdoor relaxation and ALLOCATED PARKING.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544







### **Communal Entrance Hall**

With stairs or a lift to the second floor.

### **Entrance Hall**

With airing cupboard.

### **Reception Room**

16' 5" x 16' 0" (5.00m x 4.88m)

With a double-glazed patio door to the balcony, a double-glazed window to the rear elevation, Tv point, radiator, open aspect to the:

### **Kitchen**

10' 0" x 8' 2" (3.05m x 2.49m)

With sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, chimney hood over, plumbing for a dishwasher, plumbing for a washing machine and tiled flooring.



### **Bedroom One**

12' 0" x 11' 2" (3.66m x 3.40m)

With double-glazed patio doors to the balcony and a radiator.

### **En-Suite**

7' 9" x 4' 0" (2.36m x 1.22m)

With a tiled shower cubicle with an electric shower over, a wash hand basin, a WC, a mirror and a heated towel rail.

### **Bedroom Two**

12' 3" x 10' 5" (3.73m x 3.18m)

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

### **Bathroom**

6' 7" x 6' 0" (2.01m x 1.83m)

With a bath with mixer tap shower attachment, WC, wash hand basin, tiled flooring, mirror and a heated towel rail.

### **Balcony**

A private balcony with views of Leicestershire.

### **Communal Garden**

With well maintained communal gardens.

### **Allocated Parking**

One space in a secure under ground garage.

### **Lease Information:**

Year Remaining - 134 Years

Service Charge - £278.00 Per Month

Ground Rent - 250 Per Year



FLOOR 1

GROSS INTERNAL AREA  
TOTAL: 92 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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