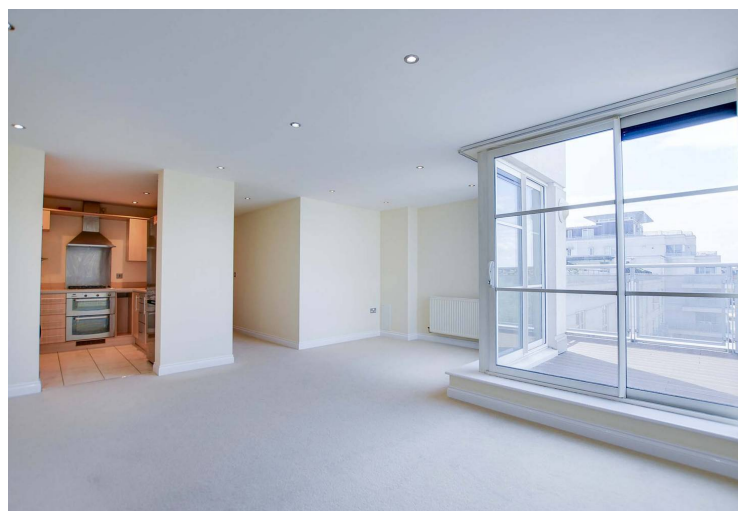
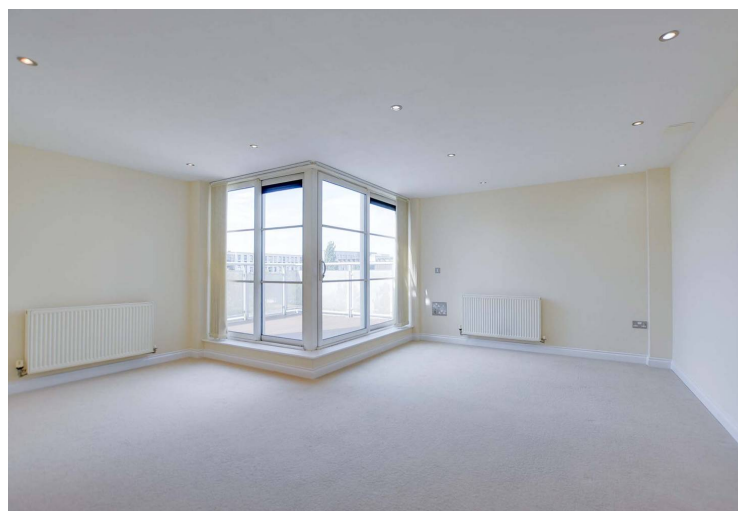




Watkin Road, Freemans Meadow

£160,000

A two bedroom THIRD FLOOR apartment offered with NO UPWARD CHAIN providing an ideal first time purchase. The property enjoys a decked balcony with a westerly view. Allocated parking is available.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: C



Knightsbridge
Estate Agents

0116 274 5544





Communal Entrance

With stairs and lift to first floor.

Private Entrance Hall

With airing cupboard, intercom system, radiator.

Living Room

18' 1" x 16' 9" (5.51m x 5.11m)

Measurement narrowing to 3.58 m. With double glazed patio door to a decked balcony, inset ceiling spotlights, two radiators, open aspect to kitchen.

Kitchen

9' 0" x 7' 10" (2.74m x 2.39m)

With one and a half bowl stainless steel sink and drainer unit, a range of wall and base units with work surface over, display cabinet, built-in double oven and gas hob with stainless steel chimney hood and splash back, wine rack, plumbing for washing machine, plumbing for dishwasher, cupboard housing boiler, tiled floor, inset ceiling spotlights.



Bedroom One

12' 7" x 11' 6" (3.84m x 3.51m)

Narrowing to 2.89 m. With double glazed window to the side elevation, radiator.

En-Suite

7' 5" x 4' 8" (2.26m x 1.42m)

With double tiled shower cubicle, low-level WC, pedestal wash hand basin, mirror, part tiled walls, tiled floor, extractor fan, shaver point, heated towel rail.

Bedroom Two

12' 7" x 9' 1" (3.84m x 2.77m)

With double glazed window to the side elevation, radiator.

Bathroom

8' 1" x 5' 8" (2.46m x 1.73m)

With bath having mixer tap shower attachment, inset ceiling spotlights, extractor fan, pedestal wash hand basin, low-level WC, mirror, tiled floor, part tiled walls, heated towel rail.

Communal Garden

The property is surrounded by communal grounds.

Allocated Parking

Located within the basement numbered 31.

Lease Details

Current Ground Rent: £250 per annum (paid every 6 months)

Current Service Charge: £3,151.76 per annum (paid quarterly)

Length of Lease: 133 years remaining





FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.