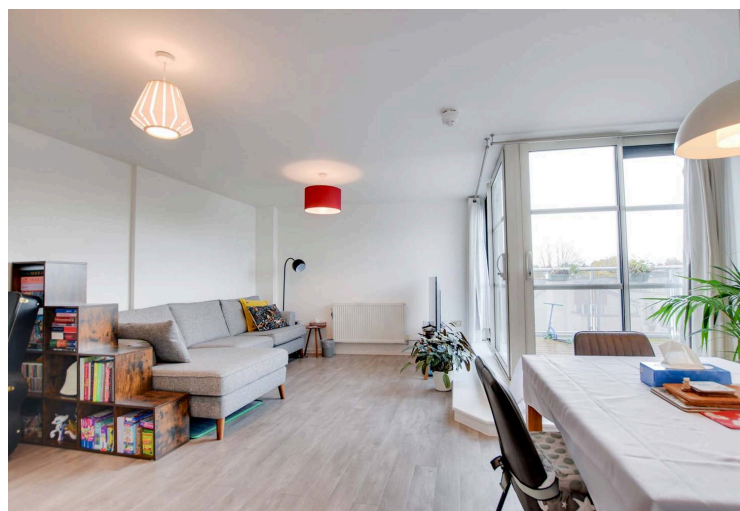




Watkin Road, Freemans Meadow

£175,000

A contemporary 2-bed apartment on 3rd floor, lift access, open-plan living dining, 2 beds, bath, en-suite, decked balcony, allocated parking. Prime location. Stylish & convenient Leicester living.

Council Tax band: D

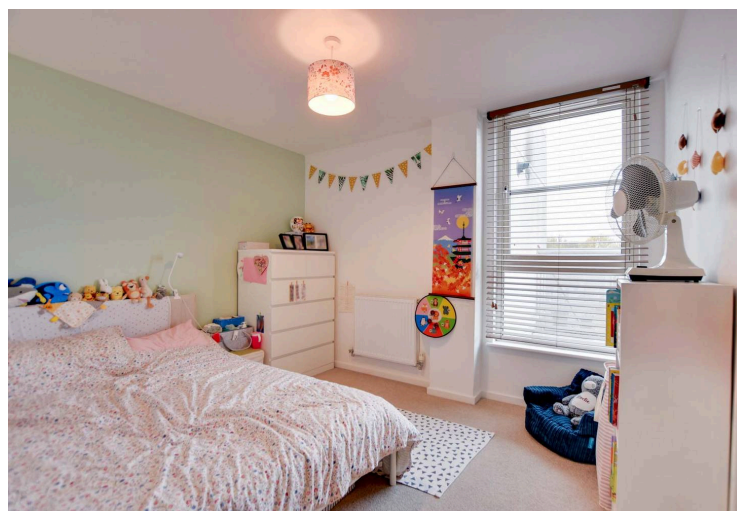
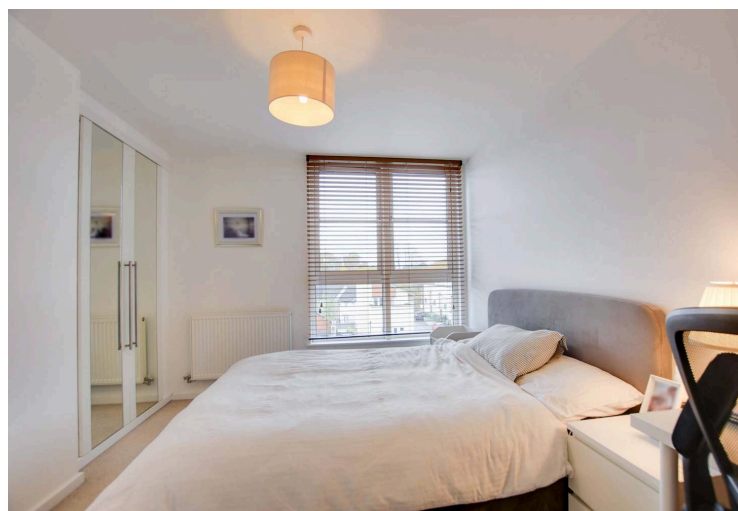
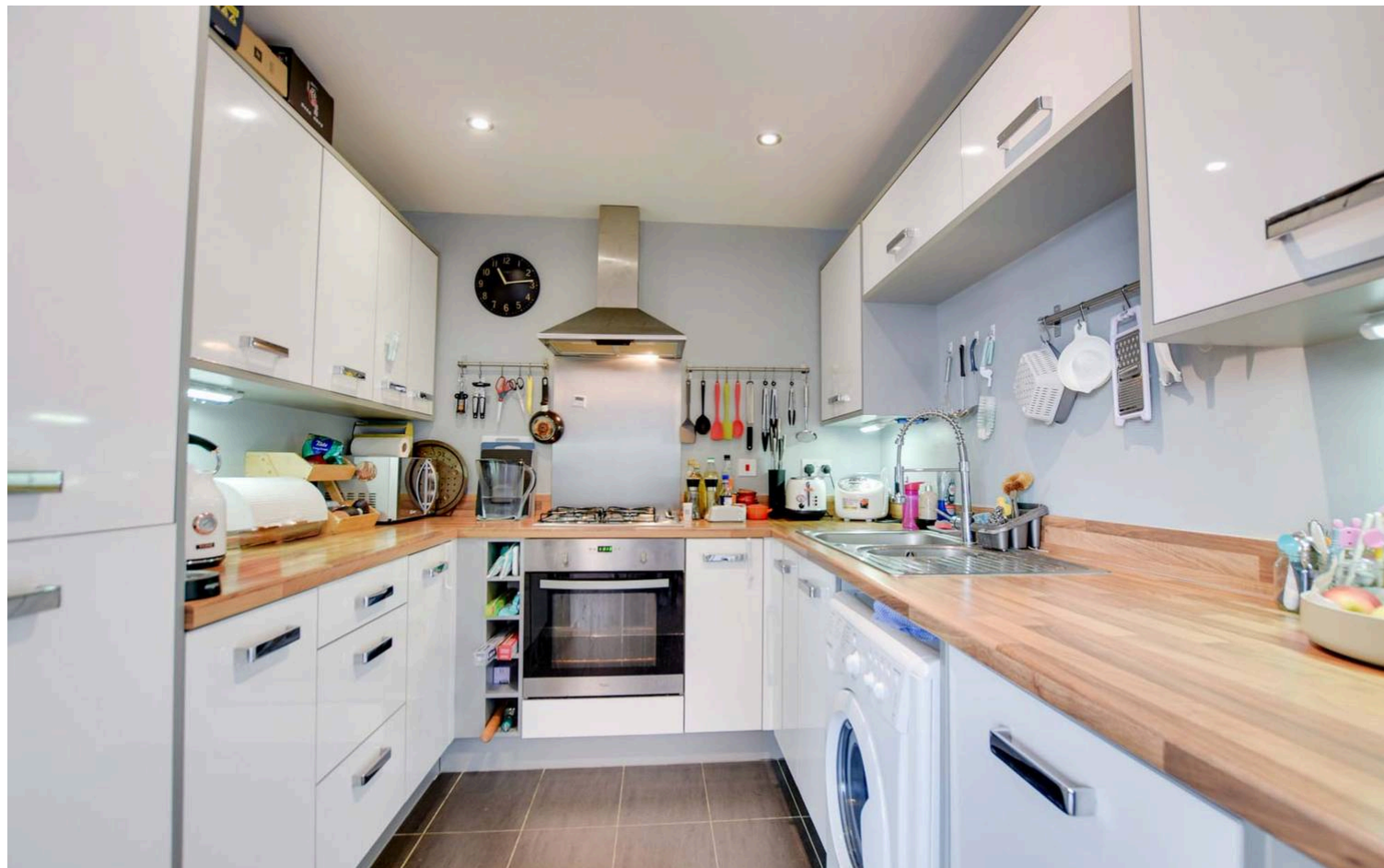
Tenure: Leasehold

EPC Energy Efficiency Rating: B



0116 274 5544





Communal Entrance Hall

With stairs and lift access.

Entrance Hall

With a storage cupboard and a radiator.

Open Plan Lounge Diner

18' 3" x 16' 6" (5.55m x 5.02m)

With laminate flooring, storage cupboard, shelving, two radiators and double glazed sliding doors to the balcony.

Kitchen

9' 1" x 7' 11" (2.76m x 2.42m)

With one and half bowl sink and drainer unit, a range of wall and base units with under cupboard lighting, built-in oven and gas hob with stainless steel splashback and chimney hood. Built-in dishwasher, built-in fridge freezer, plumbing for a washing machine, inset ceiling spotlights.



Bedroom One

12' 8" x 11' 6" (3.86m x 3.50m)

3.5m narrows to 2.8m. With double glazed window to the rear elevation, fitted wardrobes and a radiator.

En-Suite

7' 3" x 4' 8" (2.22m x 1.43m)

With a tiled shower cubicle, pedestal wash hand basin, low-level WC, extractor fan, heated chrome towel rail.

Bedroom Two

12' 9" x 8' 10" (3.89m x 2.70m)

3.89m narrows to 3.2m. With double glazed window to the rear elevation and a radiator.

Bathroom

8' 2" x 5' 7" (2.48m x 1.70m)

Bath with shower over, pedestal wash hand basin, low-level WC, partly tiled walls, tiled flooring, heated chrome towel rail.

Communal Garden

Communal grounds around the development

Balcony

The apartment benefits from a decked balcony accessed from the living dining area.

Parking

Allocated parking space, located on the basement car park.

Lease Details

Current Ground Rent: £250 per annum

Current Service Charge: £3,200 per annum

Length of Lease: 155 years from 01/01/2003



FLOOR PLAN

GROSS INTERNAL AREA
FLOOR PLAN 825 sq.ft.
TOTAL : 825 sq.ft.
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.