



Watkin Road, Leicester, LE2 7HY

Asking price £135,000

Leasehold

- One bedroom apartment
- Excellent location
- Ideal investment or first home
- No onward chain
- Large reception/dining room
- Please contact Smooth to visit

Property Description

Reception/Dining Room

16'10" x 15'11" (5.13m x 4.85m)

Kitchen

9'4" x 7'6" (2.84m x 2.29m)

Bedroom

11'5" x 9'4" (3.48m x 2.84m)

Bathroom

7'2" x 5'2" (2.18m x 1.57m)



Popular location | Excellent investment purchase or first home | Currently rented | No upward chain | Spacious throughout | Open views from a balcony | Please contact Smooth to visit

Situated in the popular Freemans Meadow location of Leicester, this modern one bedroom apartment is ideal as an investment or a first purchase. With access to excellent local transport links which travel into the city and to the local shops. This home is available with no upward chain and we strongly advise early internal inspection, please contact Smooth to arrange your visit.

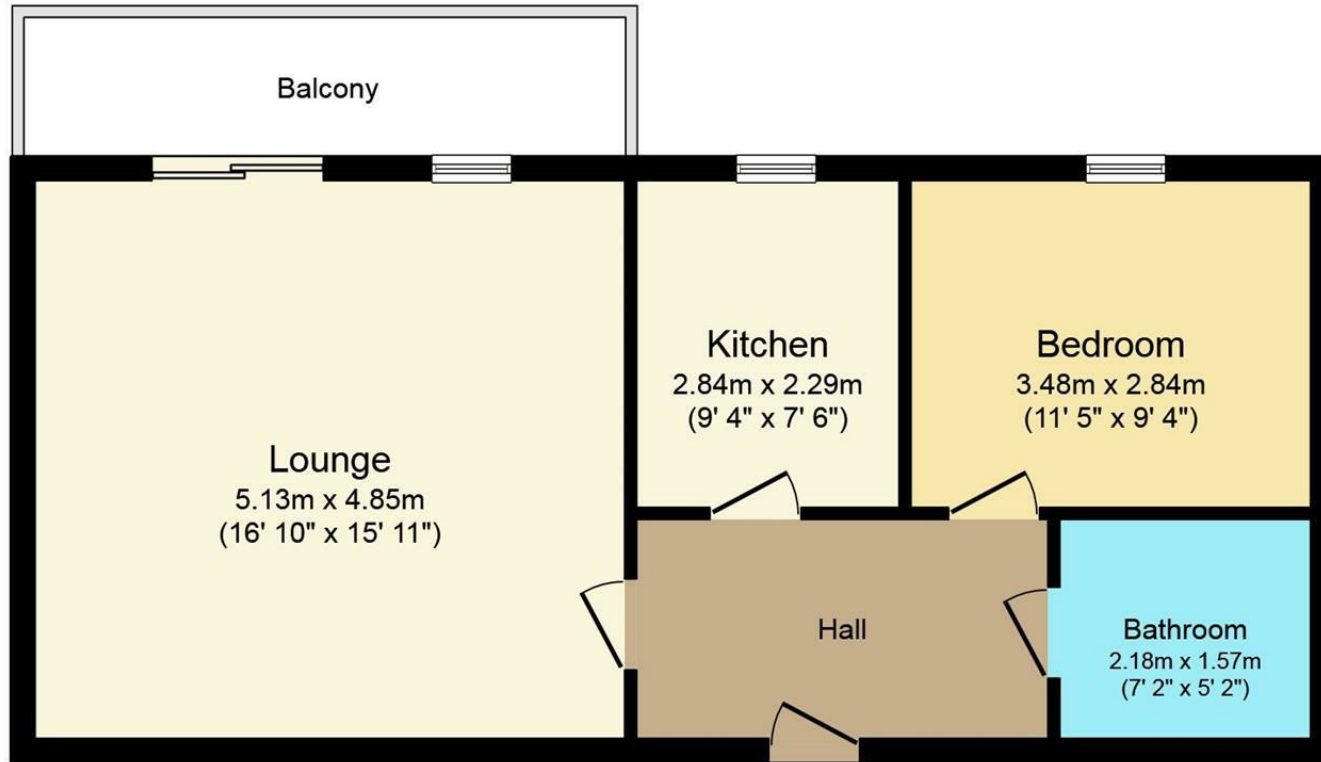
This home is currently rented for £695pcm providing an attractive yield of 6.2% gross.

Locally, this property is within walking distance of Narborough Road where there is a range of shops and eateries with large supermarkets and smaller independent shops. This road provides access to large parts of Leicester and also ends at Fosse Park Shopping Centre.

The City Centre is within a short walk/car journey and the local sports stadiums of Leicester City Football Club and Leicester Tigers Rugby Club are both within walking distance.







Floor Plan

Floor area 53.8 sq.m. (579 sq.ft.) approx

Total floor area 53.8 sq.m. (579 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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6 Grove Court, Grove Park, Leicester, LE19 1SA

T: 0116 326 6464

E: hello@taylorsestate.agency

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