



**Watkin Road, Leicester, LE2 7HY**

**Asking price £175,000**

Leasehold

- Two bedroom apartment
- Two bath/shower rooms
- Large reception room
- Balcony
- Modern fitted kitchen
- Allocated parking
- Ideal investment
- Please call to arrange your visit

<b>Reception Room</b>	21'9" x 13'3" (6.63m x 4.04m)
<b>Fitted Kitchen</b>	9'8" x 7'10" (2.95m x 2.39m)
<b>Master Bedroom</b>	14'3" x 15'2" (4.34m x 4.62m)
<b>Ensuite Shower Room</b>	6'9" x 5'4" (2.06m x 1.63m)
<b>Bedroom Two</b>	10'10" x 8'3" (3.30m x 2.51m)
<b>Bathroom</b>	6'9" x 5'7" (2.06m x 1.70m)



Modern two bedroom apartment | Excellent investment or first home | Bathroom and ensuite shower room | Allocated parking space | No chain | Please call to arrange your visit!

Positioned in the popular Freemans Meadow area of Leicester, this spacious and modern two bedroom apartment would be an ideal investment or first home! This property has been finished to a high standard and has the added benefit of two bath/shower rooms, a balcony, allocated parking spot and a generously sized reception room.

This property is offering with no onward chain and we strongly advise early internal inspection, please contact Smooth to arrange your visit!

Locally, you'll find a range of amenities such as Lidl, a pharmacy and Narborough Road just a short walk away. This property is also within walking distance of Leicester City Football Club and is commutable to the city centre. Leicester train station is just a short 1.08 mile walk whilst there are several bus links locally also.







## Floor Plan

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

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.