



**Watkin Road, Leicester, LE2 7AX**

  
**ANDREW  
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# Property Description

Modern Two Bedroom Apartment with Balcony - Ideal for Investors & First-Time Buyers

Located in the highly sought-after Freeman's Meadow development, this well-presented apartment offers modern city living within easy reach of key amenities. Perfectly positioned for De Montfort University, Leicester Royal Infirmary, and Leicester City Centre, this is a fantastic opportunity for investors seeking strong rental demand or first-time buyers looking to get on the property ladder.

Property Highlights:

- Spacious open-plan lounge/diner with direct access to a private balcony
- Fully fitted modern kitchen
- Two generously sized double bedrooms
- En-suite shower room to the master bedroom
- Separate family bathroom
- Secure entrance with lift access
- Parking available

Set within a vibrant riverside development, Freeman's Meadow is popular with professionals, students, and hospital staff due to its unbeatable location and excellent transport links.

Whether you're looking for a smart city home or a high-yield rental investment, this apartment ticks all the boxes.

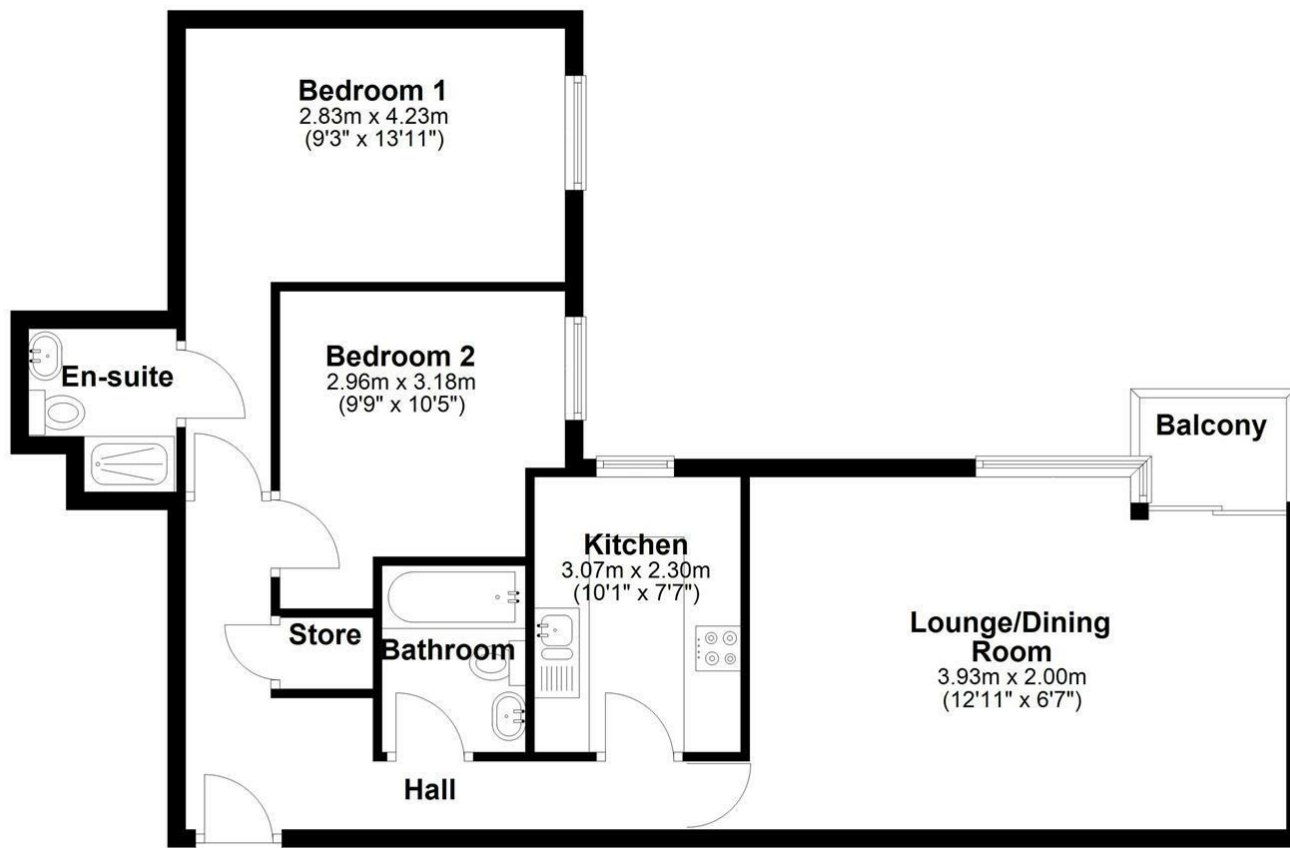
This property places you right in the heart of central Leicester. Enjoy a short walk to the city's cultural quarter, bustling shopping districts, trendy cafes, bars, and excellent transport connections including Leicester Train Station. With key institutions and employers nearby, this location offers both convenience and lifestyle, making it an ideal base for urban professionals or a lucrative spot for buy-to-let investors.





## Ground Floor

Approx. 71.4 sq. metres (768.5 sq. feet)



Total area: approx. 71.4 sq. metres (768.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

## Key Features

- Two spacious double bedrooms
- En-suite to master bedroom plus separate bathroom
- Open-plan lounge/diner with private balcony
- Modern fitted kitchen
- Balcony and lift access
- Parking available
- Secure entrance in sought-after Freeman's Meadow development
- Prime central Leicester location near university, hospital, and city centre

**£165,000**

EPC Rating - B

Tenure - Leasehold

Council Tax Band - D

Local Authority -  
Leicester (city of)

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