



Connells

Watkin Road
LEICESTER



Property Description

This upper floor apartment is situated in Freemans Meadow which is located just off Upperton Road near the main Narborough Road, a perfect location for its easy access to the city centre. There is easy access to sporting venues such as Leicester City Football Club and the Leicester Tigers Stadium which in turn are both close to the Leicester Royal Infirmary and the city centre. Beyond Narborough Road you can easily access Junction 21 of the M1/M69 motorway links. This upper floor apartment benefits from entrance hall, two double bedrooms, family bathroom. To the first floor there is an open plan kitchen/living/diner area that boasts views of the surrounding areas. The property also benefits from two balcony areas and an allocated parking space.

Entrance Hall

With access to both bedrooms and family bathroom, Water tank cupboard, storage cupboard and radiator

Lounge/kitchen/diner

12' 6" max x 26' 11" max (3.81m max x 8.20m max)

A spacious open plan kitchen/living/diner with spotlights, two radiators and access to two balconies.

Kitchen

With wall and base units, a gas hob, electric oven, space for a dishwasher and fridge freezer, window and a tiled area behind the sink.

Bedroom One

8' 7" x 14' 10" (2.62m x 4.52m)

With a radiator, carpet, double glazed window to side elevation and a fitted wardrobe.

Bedroom Two

8' 6" x 14' 10" (2.59m x 4.52m)

With double glazed windows to the side of the property, radiator and a wardrobe.

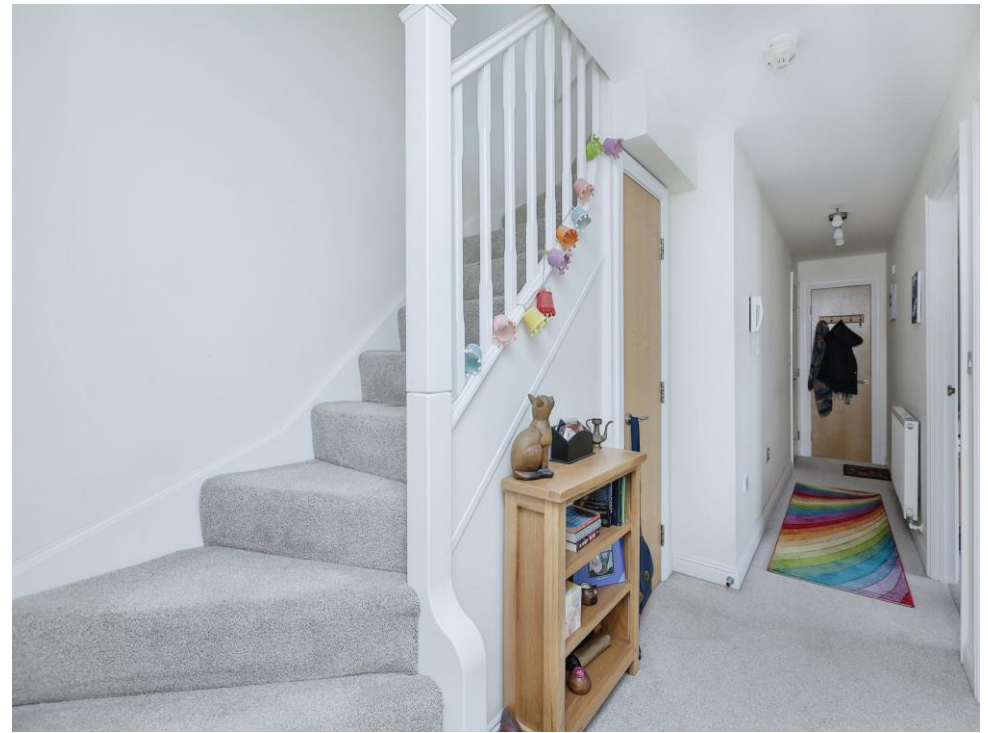
Bathroom

The bathroom benefits from a heated towel rail, tiled flooring, a double glazed window and a bath with a shower overhead.

Outside

The property benefits from two balcony areas off the open plan kitchen/living/diner. There is also an allocated parking space.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR321375

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: LTR321375 - 0010