



Connells

Sandhills Avenue  
Hamilton Leicester



### Property Description

Located in the Hamilton area of Leicester, offers residents a harmonious blend of modern living and suburban tranquility.

The apartment is conveniently situated above a Sainsbury's Local, providing easy access to daily essentials. Additionally, a variety of eateries and cafes are within walking distance, catering to diverse culinary preferences. Families will appreciate the proximity to well-regarded educational institutions, including Kestrels' Field Primary School and Hope Hamilton CofE Primary School, both known for their commitment to academic excellence.

The nearby Hamilton Pharmacy and local GP practices ensure that healthcare needs are promptly addressed, offering convenience and peace of mind.

Hamilton is well-connected by public transport. Arriva Midlands operates bus services 58 and 58A, providing regular routes between Hamilton and Leicester city centre.

The area benefits from excellent road connectivity, with the A563 outer ring road nearby, facilitating easy travel to surrounding areas and major motorways.

Leicester Train Station is a short drive away, offering direct services to major cities, including London and Birmingham, making it ideal for commuters.

### Hallway

### Kitchen

14' 4" x 10' 6" ( 4.37m x 3.20m )

### Lounge

13' 1" x 7' ( 3.99m x 2.13m )

### Bedroom 1

15' 8" x 9' ( 4.78m x 2.74m )

### En-Suite

6' x 5' 6" ( 1.83m x 1.68m )

### Bedroom 2

12' x 8' 9" ( 3.66m x 2.67m )

### Bathroom

5' 5" x 8' 1" ( 1.65m x 2.46m )









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: B

Council Tax  
 Band: B

Service Charge:  
 1900.00

Ground Rent:  
 250.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR323784](http://connells.co.uk/Property/LTR323784)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 04 May 2016. 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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