



Watkin Road
Leicester LE2 7HY

for sale offers over
£150,000



Property Description

Second Floor flat situated within a purpose built block located on Watkin Road, accessible via Upperton Road. The area is well served by a variety of amenities.

The King Power Stadium, home to Leicester City Football Club, is in close proximity, offering sports and entertainment events.

The University of Leicester is easily accessible, catering to higher education needs.

Leicester city centre, with its diverse range of shops, restaurants, and cultural venues is within easy reach, offering a variety of options for shopping,, dining and entertainment.

Overall, the property offers comfortable living with convenient access to Leicester's amenities, making it a desirable location for residents seeking both comfort and accessibility.

Entrance Hall

19' 6" x 14' 3" (5.94m x 4.34m)

Central passage connecting to all rooms and having door leading to the lounge/dining room.

Lounge/Dining Room

22' 9" x 13' 2" (6.93m x 4.01m)

Spacious open plan area designed for both relaxation and dining. It features large windows that allows natural light and has radiator.

Kitchen

7' 8" x 9' 7" (2.34m x 2.92m)

The modern kitchen has tiled flooring and features fitted cabinets with ample storage, integrated appliances such as oven, hob and extractor fan.

Bedroom One

14' 2" x 15' (4.32m x 4.57m)

Spacious and comfortable room, ideal for a double bed with additional furniture space. It features large windows, allowing plenty of light, the room is fully carpeted and has radiator.

Bedroom Two

9' 1" x 12' (2.77m x 3.66m)

This room offers flexibility for use as a guest room, home office or study area. Has large window for natural light and is neutrally decorated.

Ensuite

6' 3" x 6' 8" (1.91m x 2.03m)

Having three piece suite, comprising, bath, low level WC and wash hand basin.

Bathroom

6' 2" x 6' 5" (1.88m x 1.96m)

Comprising panelled bath with shower over, low level WC wash hand basin and having tiled flooring.

Ensuite

6' 3" x 6' 8" (1.91m x 2.03m)

Having shower cubicle, low level WC, wash hand basin and towel rail.

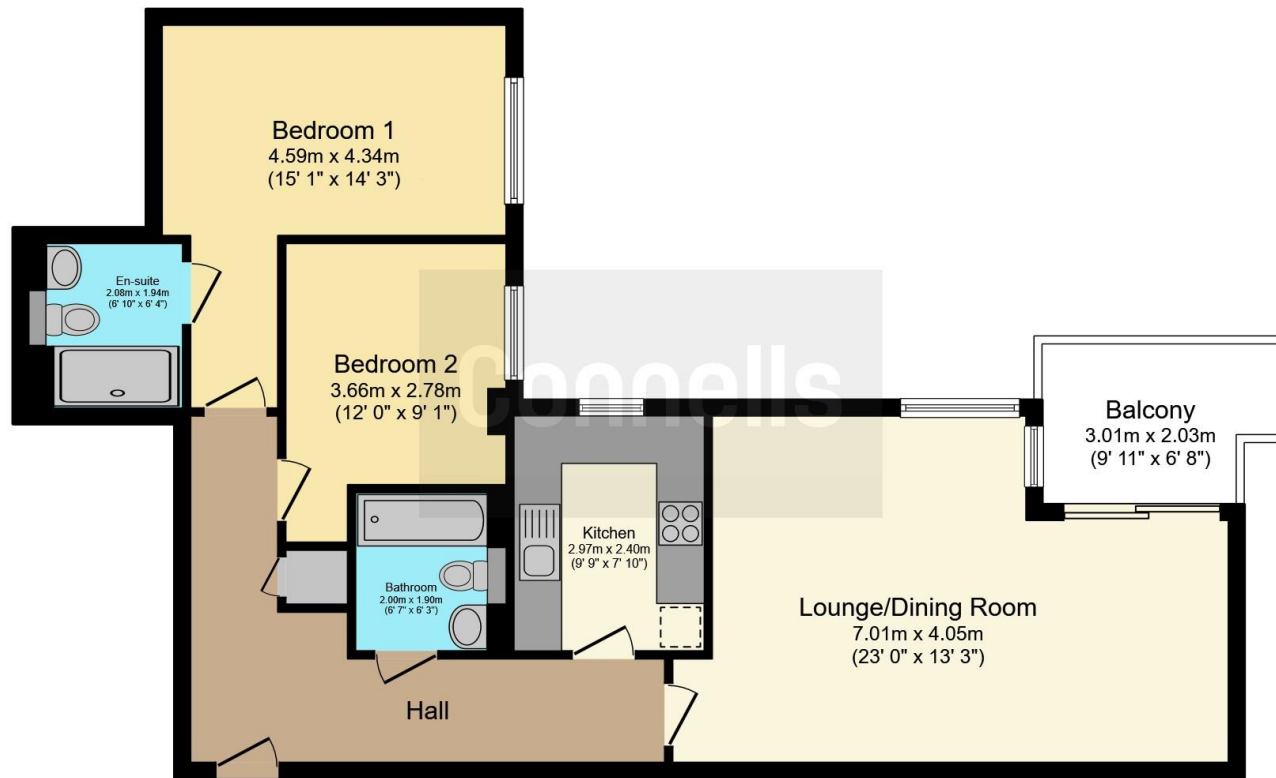
Outside

There is parking space for one vehicle.









Total floor area 78.9 m² (849 sq.ft.) approx

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

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22-24 Halford Street
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EPC Rating: B

Tenure: Leasehold

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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

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