



**Watkin Road, Leicester LE2 7HZ**

**welcome to**

## **Watkin Road, Leicester**

This 4th floor apartment comprises of communal entrance hall accessed via a security intercom, inner hallway leading to the living accommodation, lounge with balcony, kitchen, bedroom and bathroom. The property also offers an allocated parking space. Ideal first time or investment purchase.





**Communal Entrance**

**Hallway**

**Lounge / Diner**

21' 8" x 13' 3" ( 6.60m x 4.04m )

**Kitchen**

9' 9" x 7' 11" ( 2.97m x 2.41m )

**Bedroom**

13' 2" x 9' ( 4.01m x 2.74m )

**Bathroom**

**Parking**

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.

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## Watkin Road, Leicester

- Apartment
- Fourth Floor
- One Bedroom
- Allocated Parking
- Ideal First Time/Investment Purchase.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2786.28

Ground Rent: 150.00

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 Leasehold packs.

# £115,000



view this property online [williamhbrown.co.uk/Property/LHS117574](http://williamhbrown.co.uk/Property/LHS117574)

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Property Ref:  
LHS117574 - 0014

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



**0116 251 4131**



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



**williamhbrown.co.uk**