

Watkin Road, Leicester LE2 7HZ



welcome to

Watkin Road, Leicester

A one bedroom 4th floor apartment located in the popular Freemans Meadow development offering a communal entrance, inner hallway leading to all rooms, lounge with balcony, kitchen, bedroom and bathroom. The property also offers an allocated parking space. Ideal first time or investment purchase













Communal Entrance

Accessed via security intercom with access to the lift and stairs.

Hallway

Access to all rooms

Lounge / Diner

21' 9" x 13' 3" (6.63m x 4.04m) With window, radiator and patio door providing access to the balcony.

Kitchen

9' 10" x 7' 10" ($3.00m \times 2.39m$) Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and hob and window.

Bedroom

9' 10" x 13' 4" (3.00m x 4.06m) With window and radiator.

Bathroom

with window, bath with shower over, WC and hand wash basin.

Parking

The property benefits from an allocated parking space





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Watkin Road, Leicester

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

Tenure: Leasehold EPC Rating: B

£120,000



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Please note the marker reflects the postcode not the actual property

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.



Property Ref: LHS118819 - 0004 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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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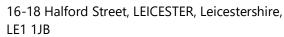
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