



Sandhills Avenue, Hamilton Leicester LE5 1PL

welcome to

Sandhills Avenue, Hamilton Leicester

Stunning 3rd floor apartment in Hamilton, Leicester. 2 bedrooms, master with en-suite, open plan lounge/kitchen. Must see!



Lounge/Kitchen

22' 7" x 13' 2" (6.88m x 4.01m)

Open plan lounge/kitchen, central heating and french doors towards the front of the apartment. Fitted kitchen with integrated gas hob/oven, extractor fan and double glazed window.

Bedroom 1

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

Central heating and double glazed window and en-suite with towel rail. w/c, sink and shower.

Bedroom 2

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

Central heating and double glazed window.

Bathroom

Towel rail, double glazed window, w/c, sink and bathtub.



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welcome to

Sandhills Avenue, Hamilton Leicester

- Master Bedroom with En-Suite
- Open Plan Lounge/Kitchen
- Modern Development
- Third Floor Location
- Convenient Location

Tenure: Leasehold EPC Rating: B

offers over

£135,000



Please note the marker reflects the postcode not the actual property

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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 Leasehold packs.



Property Ref:
LHS119103 - 0007

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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