



Apartment 30 Watkin Road, Leicester LE2 7HZ

welcome to

Apartment 30 Watkin Road, Leicester

William H Brown are delighted to bring to market this two bedroom apartment located in the popular Freemans Meadow development. The property boasts two double bedrooms, two bathrooms a parking space and comes with a balcony from master bedroom and the lounge. Offered for sale with NO CHAIN



Entrance Hall

Cupboard housing the boiler and with storage space.

Lounge

16' 5" x 16' 1" (5.00m x 4.90m)

Double glazed window to the side, double glazed french doors to balcony, laminated flooring, spot lights and radiator.

Kitchen

9' 11" x 8' 2" (3.02m x 2.49m)

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, cooker hood, dishwasher and fridge freezer.

Bedroom One

15' 5" x 11' 10" (4.70m x 3.61m)

Double glazed door to the balcony, Double glazed window to the front, fitted wardrobes, laminated flooring and radiator

En-Suite

Shower cubicle, WC, hand wash basin and radiator.

Bedroom Two

15' 6" x 10' (4.72m x 3.05m)

Double glazed window to the front, fitted wardrobes, laminated flooring and radiator

Bathroom

Bath with shower over, WC, hand wash basin, tiled floor, spot lights and radiator.

Parking

The property benefits from allocated parking.



view this property online williamhbrown.co.uk/Property/LHS119581



welcome to

Apartment 30 Watkin Road, Leicester

- Apartment
- Two Double Bedrooms
- Two Bathrooms
- No Chain
- Ideal For First Time Buyers And Investors

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 3360.00

Ground Rent: 250.00

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.

offers over

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/LHS119581



Property Ref:
LHS119581 - 0006

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.

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