



**Saxthorpe Road, Hamilton Leicester LE5 1PT**



**welcome to**

**Saxthorpe Road, Hamilton Leicester**

Two bedroom upper floor flat in Hamilton, Leicester. Kitchen/diner/lounge, family bathroom, one car park space. Ideal for couples or small families



## **Entrance Hall**

## **Lounge/Kitchen/Diner**

22' x 13' 7" ( 6.71m x 4.14m )

Gas central heating, double glazed french doors,  
fitted kitchen with integrated gas hob/oven

## **Utility Room**

Utility room with double glazed window and washing  
machine point.

## **Bedroom One**

13' 8" x 12' 7" ( 4.17m x 3.84m )

Central heating, double glazed window and fitted  
wardrobes.

## **En-Suite**

Towel rail, double glazed window, WC, hand wash  
basin and shower cubicle.

## **Bedroom Two**

10' 9" x 9' 3" ( 3.28m x 2.82m )

Central heating, double glazed window and fitted  
wardrobes

## **Bathroom**

Towel rail, WC , hand wash basin and bath.



***view this property online*** [williamhbrown.co.uk/Property/LHS119587](http://williamhbrown.co.uk/Property/LHS119587)



welcome to

## Saxthorpe Road, Hamilton Leicester

- Two bedrooms
- Kitchen/Diner for everyday meals
- Lounge for relaxation
- Family bathroom
- Allocated parking space for one car

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 200.00

offers over

**£180,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS119587](http://williamhbrown.co.uk/Property/LHS119587)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

LHS119587 - 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.

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](mailto:Leicester@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**