



Sandhills Avenue, Hamilton Leicester LE5 1PL

welcome to

Sandhills Avenue, Hamilton Leicester

A third floor apartment in Hamilton, Leicester offering a lounge/kitchen/diner, one bedroom and a bathroom. The property benefits from two allocated parking spaces. Ideal first time or investment purchase.



Communal Entrance

With staircase and lift up to all floors.

Lounge/Kitchen/Diner

22' 4" x 11' 6" (6.81m x 3.51m)

Double glazed french doors leading to a Juliette balcony. Fitted kitchen area comprising of wall and base units with work surfaces over, sink drainer unit and integrated appliances.

Bedroom

12' 10" x 9' (3.91m x 2.74m)

Double glazed window to the front and radiator.

Bathroom

Double glazed window, bath with shower over, WC, hand wash basin and towel rail.

Parking

The property benefits from two allocated parking spaces.



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Sandhills Avenue, Hamilton Leicester

- Third Floor Apartment
- One Bedroom
- Lounge/Kitchen/Diner
- Allocated Parking
- Ideal First Time/Investment Purchase

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: 1760.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
LHS119619 - 0006

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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.



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