



Apartment 2 Watkin Road, Leicester LE2 7HZ

welcome to

Apartment 2 Watkin Road, Leicester

- Beautifully presented apartment
- Two spacious bedrooms
- Balcony to the lounge
- Close to City Centre & University
- Local amenities nearby

Tenure: Leasehold EPC Rating: C

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.

£120,000

Entrance Hall

Being approached via a front door with electric heater and stairs to the first floor.

Bedroom One

14' x 8' 1" (4.27m x 2.46m)
There is an electric heater and French doors to the communal garden area.

Ensuite

Fitted with a shower, wash hand basin and WC.

Bedroom Two

17' 1" x 9' (5.21m x 2.74m)
Having an electric heater and French doors to the communal area.

Bathroom

Fitted with a bath with shower over, wash hand basin, WC, towel rail and window.

First Floor

Lounge Kitchen Diner

33' x 17' 1" (10.06m x 5.21m)
There is an electric heater, patio doors to the balcony. Fitted kitchen with electric oven & hob, sink, plumbing for washing machine and window.



view this property online williamhbrown.co.uk/Property/OAD107895



Property Ref:

OAD107895 - 0005

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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