

# Aston & Co

ESTATE & LETTING AGENTS



Apartment 1, 59 Watkin Road  
Freemans Meadow, Leicester, LE2 7HZ

£150,000





Surprisingly spacious Duplex apartment with 2 double bedrooms, bathroom & en-suite, a large living dining kitchen, balcony, a private garden and designated parking. Convenient for City Centre, Leicester Royal Infirmary and The King Power Stadium.

- DUPLEX APPARTMENT
- 2 DOUBLE BEDROOMS
- BATHROOM PLUS EN-SUITE
- LARGE LIVING/DINING/KITCHEN
- DESIGNATED PARKING
- BALCONY AND PRIVATE GARDEN
- CONVENIENT LOCATION
- EPC RATING C
- COUNCIL TAX BAND D
- Available Broadband - standard - superfast . Ultrafast See ofcom broadband checker



## INTRODUCTION

Presented to the market with no upward chain, this surprisingly spacious ground and first floor duplex apartment boasting in excess of 100 square metres is available for sale with 133 years remaining on the lease.

Conveniently located on the popular Freeman's Meadow development with its own private garden, permit holder on street parking and a designated parking space to the rear, the apartment is entered through security doors to the front and briefly comprises;

On the ground floor off the spacious hall, there are 2 double bedrooms, both having French doors into the garden and the master having an en-suite shower room. At the end of the hall there is a family bathroom and stairs rising to the first floor. Off the landing there is an extremely generously proportioned living dining kitchen with French doors onto a balcony.

The lease, originally 155 years from January 1st 2003 now has approx 133.5 years remaining . The ground rent is £250 per year subject to review on each 25th anniversary and the maintenance charge is £2774.67 per year paid quarterly.

## THE ACCOMMODATION

The accommodation is located on a popular development built in approx. 2003 and made up of a pleasant mix of apartments and houses. Extremely convenient for Leicester City Centre, The Leicester Royal Infirmary, De Monfort University and Leicester's Football and Rugby Stadia, and having easy access to the motorway networks via the nearby A5460.

Benefiting from a security door from the street, Electric Heating and double glazed windows, the ground floor has a long entrance hall with a storage cupboard off and bedroom 1, a double bedroom with French doors into the garden and an en-suite shower room comprising a toilet, sink and walk-in shower enclosure.

Bedroom 2, also a double room with French doors into the garden. A family bathroom comprising a toilet, sink and bath with shower over completes the ground floor accommodation

A staircase rises from the hall to the first floor landing and into a superb living space.

Measuring an enviable 35ft in length, the impressive open-plan living, dining kitchen runs the full depth of the property and has a spacious front lounge area with a porthole style window. The central dining area has ample space for a family dining table with a large set of French Doors leading onto the balcony and the kitchen has been fitted with a range of base and wall units and appliances.

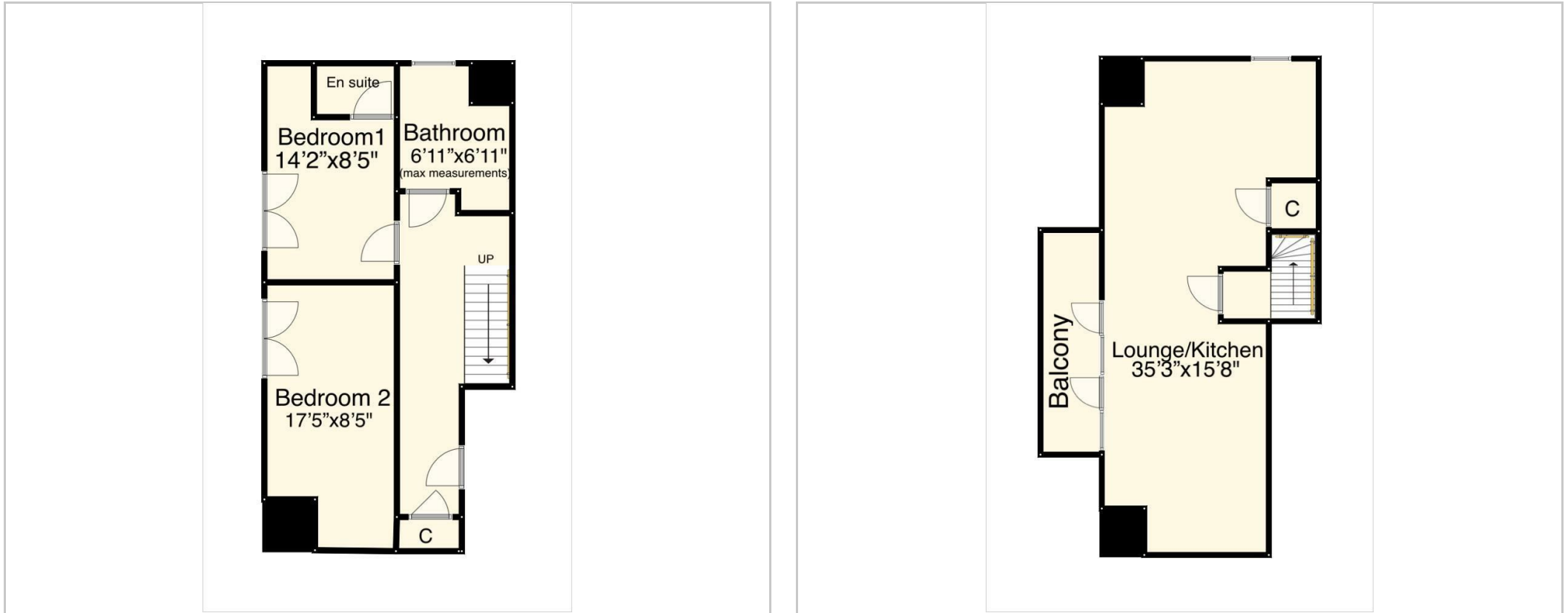
## OUTSIDE

Outside there is a private walled garden with a patio, a lawn, mature shrubbery, a gate into the communal areas and a dedicated parking space in the communal parking area.





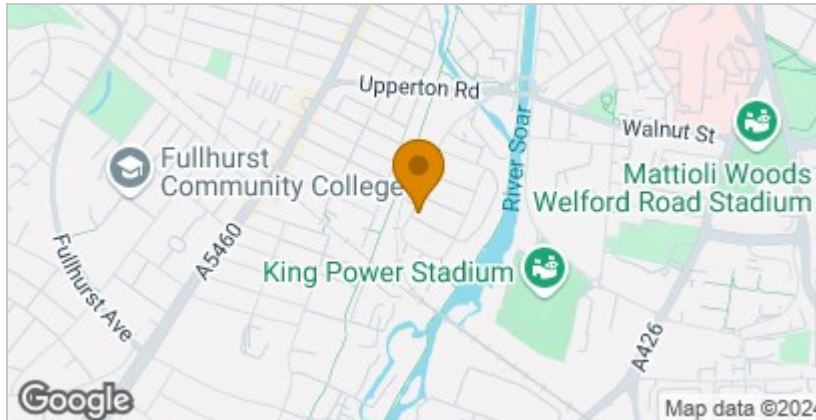
## Floor Plans



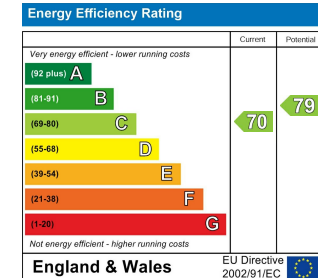
## Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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