



£160,000

Watkin Road, Freemans Meadow, Leicester, LE2 7AX

- Second Floor Apartment
- Freemans Meadow
- Two Double Bedrooms
- Leasehold Property / Council Tax D
- One Allocated Parking Space
- Generating £1030PCM until 9/11/24
- Spacious Lounge / Diner
- En-Suite Shower & Separate Bathroom
- Investment Opportunity / EPC C
- Open plan kitchen



A MODERN TWO BED, TWO BATH 2nd FLOOR APARTMENT

Situated within the Freemans Meadow development, located in the fashionable West End city suburb of Leicester, being well served for Braunstone Gate with its array of specialist coffee bars, restaurants & bistros, LCFC, the Royal Infirmary & De Montfort University. The accommodation IS CURRENTLY LET FOR £1030PCM, opportunity for first time buyers or investors. The property comprises entrance hallway, open plan lounge / diner with balcony / fitted kitchen with appliances, two double bedrooms, en-suite shower room, separate guest bathroom suite, one allocated parking space & communal gardens.

EARLY VIEWING RECOMMENDED | CURRENTLY LET

COMMUNAL ENTRANCE

Impressive walkway approach leading to front entrance door with security coded access, Stylish communal area with staircase and lifts to first floor:

ENTRANCE HALL

Storage cupboards housing water tanks & consumer unit, intercom system, central heating radiator & giving access to:



LOUNGE / DINER

16'4" x 17'5" (5.00 x 5.31)

Having tv point, radiator, double glazed patio doors & windows leading to decked balcony:



KITCHEN

10'2" x 8'2" (3.10 x 2.49)

Fitted kitchen comprising base, wall & drawer units, with matching roll edge work surfaces over & incorporating stainless steel sink unit. The range is integrated with a double stainless steel electric oven, four ring gas hob, extractor canopy with integrated fridge/freezer, free standing washing machine & dishwasher, spots to ceiling, tiled flooring:



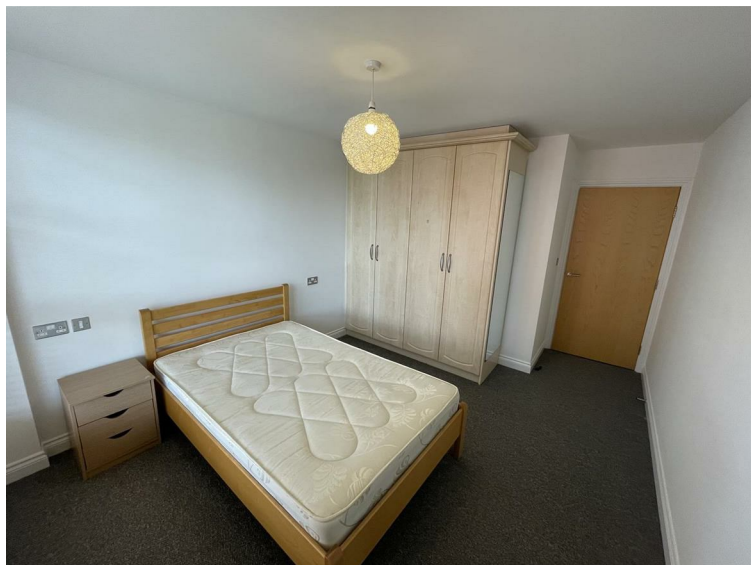
BALCONY

Affording views of the complex:



BEDROOM ONE
12'0" x 11'2" (3.67 x 3.41)

Comprising of radiator, fitted wardrobe & double glazed sliding to side elevation leading to balcony:



BEDROOM TWO
10'4" 12'2" (3.17 3.71)

Radiator & double glazed window to side elevation:



EN-SUITE SHOWER ROOM
4'0" x 7'6" (1.23 x 2.29)

Fitted with a white three piece bathroom suite comprising low level wc, pedestal wash hand basin, tiled walk in shower cubical, finished with tiled flooring, extractor fan & wall mounted heated towel rail:



BATHROOM
6'6" x 5'6" (2.00 x 1.70)

Fitted with a white three piece suite comprising, panelled bath, pedestal wash hand basin, low level wc, finished with a part tiled surround, tiled flooring, heated towel rail & extractor fan:

OUTSIDE

communal landscaped gardens, secure underground covered parking for one car & on street parking for guests/residents (permit required via management company)

LEASE DETAILS

Managing Agents: Premier Estates

Length of Lease: 155 years from 1/1/2003 (135 years remaining)

Service charge: £922.44 per quarter
 Ground rent: £75 per six months
 Council Tax: Band D

FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.

Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

MONEY LAUNDERING

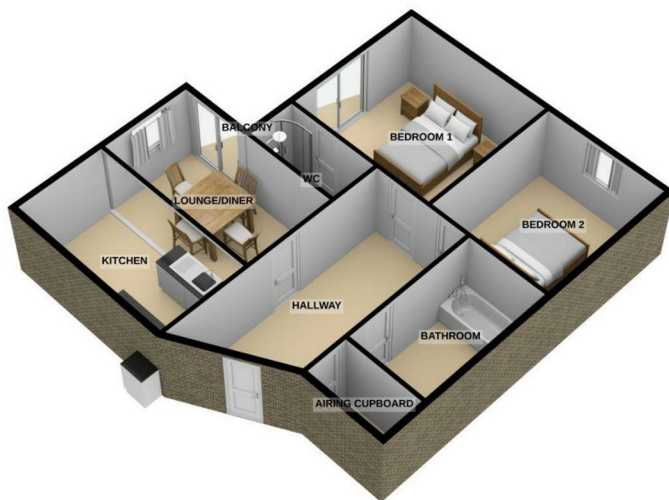
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.

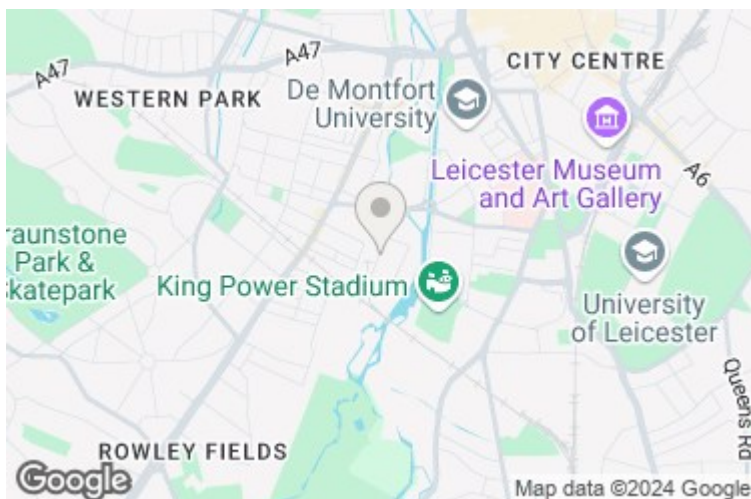
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.
 Hours of Business:
 Monday to Friday 9am - 5.30pm
 Saturday 9am - 4pm



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		80	83
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	



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THINKING OF SELLING?

WE OFFER THE FOLLOWING:



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

