

Asking Price £165,000

Watkin Road, Freemans Meadow, Leicester, LE2 7HZ

- Freeman's Meadow Development
- Lounge
- En-Suite Shower Room
- Balcony
- Leasehold
- Two Double Bedrooms
- Open - Plan Lounge-kitchen
- Bathroom
- Allocated Parking Space
- EPC Rating B Council Tax Band D



A MODERN TWO DOUBLE BEDROOM apartment on the third floor.

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 and bistros, LCFC, the Royal Infirmary and De Montfort University.

The property IS CURRENTLY LET FOR £1200PCM until 20th August 2025 opportunity for first time buyers or investors.

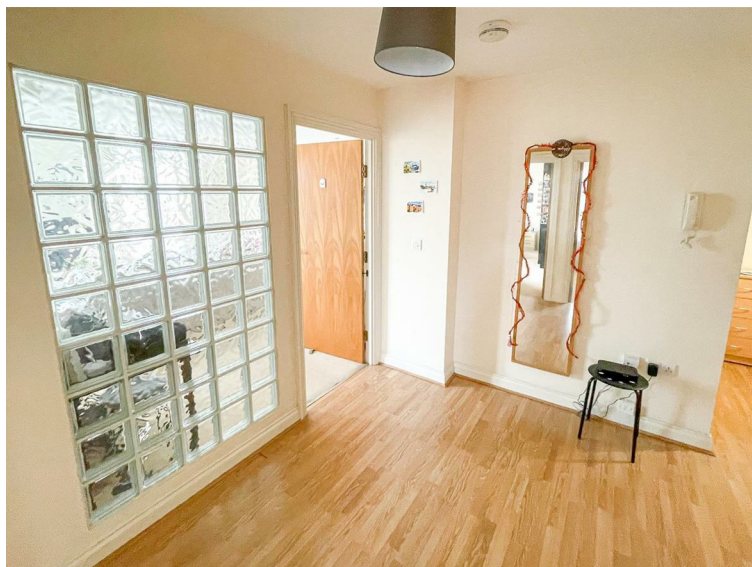
The property comprises entrance hallway, open plan lounge/kitchen with balcony, two double bedrooms, en-suite shower room, separate guest bathroom, ONE ALLOCATED PARKING SPACE, and communal gardens.

EARLY VIEWING RECOMMENDED | CURRENTLY LET



OPEN PLAN KITCHEN
10'0" x 8'1" (3.05 x 2.47)

Fitted units with worktops and matching splashback, sink with drainer, plumbing for W/M and D/W, integrated fridge freezer, gas hob with oven and extractor, spotlights, tiled floor.



ENTRANCE HALLWAY

Front door, entry phone, built in cupboard housing boiler and fuse box.



LOUNGE AREA
17'5" x 16'4" (5.31 x 4.99)

spotlights, two radiators, double glazed window to rear elevation, sliding double glazed doors to side aspect leading out onto balcony.



BEDROOM ONE

11'10" x 11'3" (3.62 x 3.44)

Fitted wardrobe, radiator, double glazed sliding door to rear aspect leading onto balcony,



BEDROOM TWO

12'4" x 10'8" (3.76 x 3.27)

Fitted wardrobes, radiator, double glazed window to side aspect.



EN-SUITE SHOWER ROOM

8'1" x 4'0" (2.48 x 1.24)

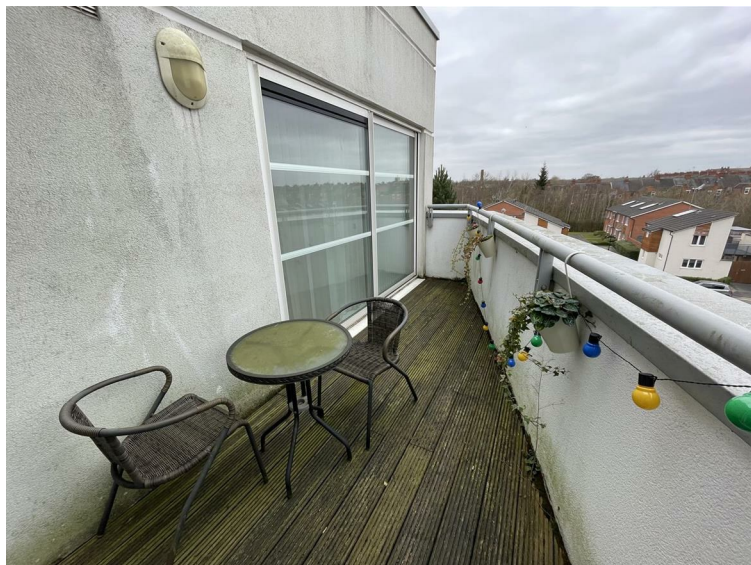
Shower cubicle with mains shower, pedestal wash hand basin, low level W/C



BATHROOM

6'6" x 5'6" (2.00 x 1.68)

Bath with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, part tiled walls and tiled floor, mirror.



BALCONY

Decked flooring.

LEASE DETAILS

Managing Agents: Premier Estates

Length of Lease: 155 years from 1/1/2003 (133 years remaining)

Service charge: £850 per quarter

Ground rent: £250 per annum

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.

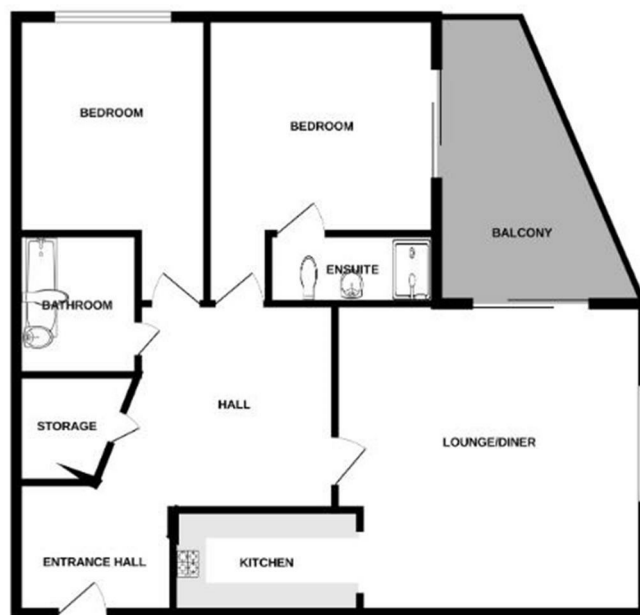
VIEWING TIMES

Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

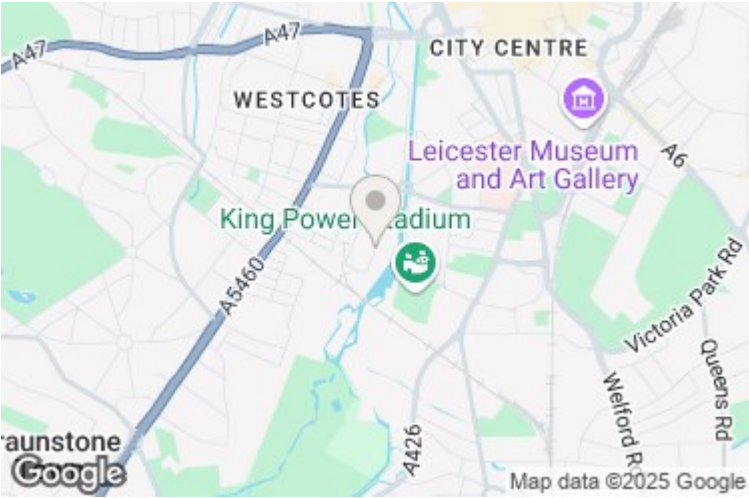
Monday to Friday 9am -5pm

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 | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO2 emissions | | |
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| (81-91) B | | |
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Barkers

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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

