



**Sandhills Avenue, Hamilton Leicester LE5 1PL**

**welcome to**

## **Sandhills Avenue, Hamilton Leicester**

A well-presented two-bedroom first-floor flat located on the popular Sandhills Avenue. The property features a bright open-plan living area with wooden flooring, a modern fitted kitchen with integral appliances, two double bedrooms including a principal en-suite, and a family bathroom.

### **Communal Entrance**

Access is given via a front door and leads to both stair and lift access

### **Entrance Hall**

Access via front door and leads to the lounge, bedrooms and bathroom. Offers storage cupboard.

### **Lounge**

Window to the front, wooden flooring and radiator.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, tiled flooring, integrated oven, hob and dishwasher. Window to the front.

### **Bedroom One**

Window to the front, fitted wardrobe and radiator.

### **En-Suite**

Shower cubicle, WC, hand wash basin and heated towel rail.

### **Bedroom Two**

Window to the front and radiator.

### **Bathroom**

Window to the rear, bath with shower over, WC, hand wash basin and radiator.

### **Parking**

The apartment benefits from allocated parking.





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## Sandhills Avenue, Hamilton Leicester

- Two-bedroom first-floor flat
- Bright open-plan living space with wooden flooring
- Modern fitted kitchen with integral appliances
- Two double bedrooms, principal with en-suite
- Family bathroom

Tenure: Leasehold EPC Rating: B

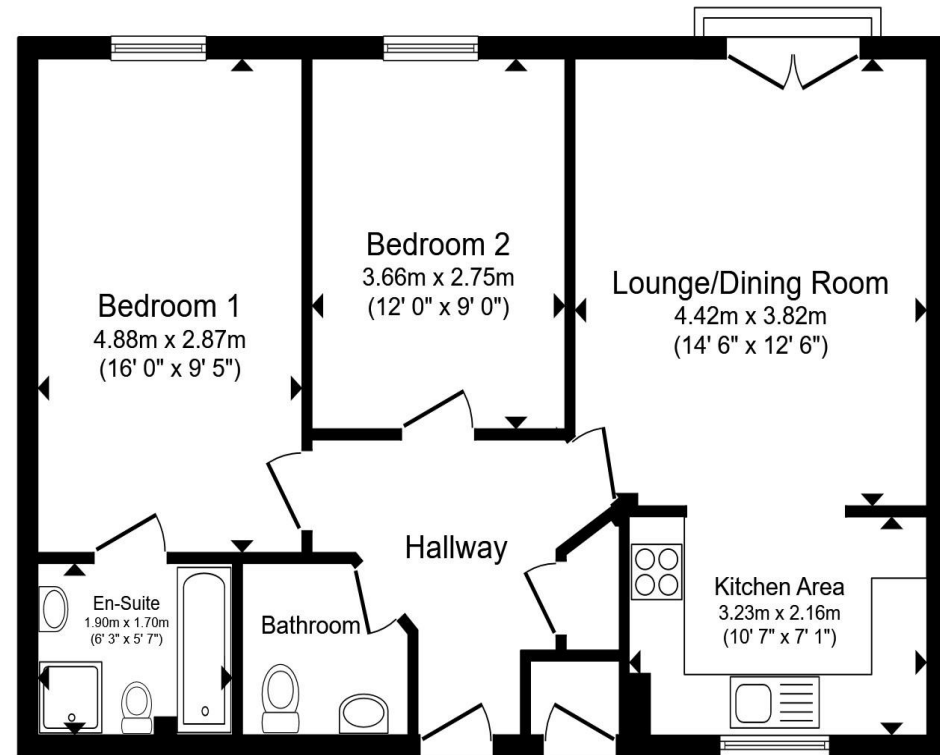
Council Tax Band: B Service Charge: 2457.54

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 10 Jun 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

**£130,000**



Total floor area 64.4 m<sup>2</sup> (693 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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Property Ref:  
LHS120822 - 0004

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