



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.





view this property online williamhbrown.co.uk/Property/LHS120822



welcome to

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

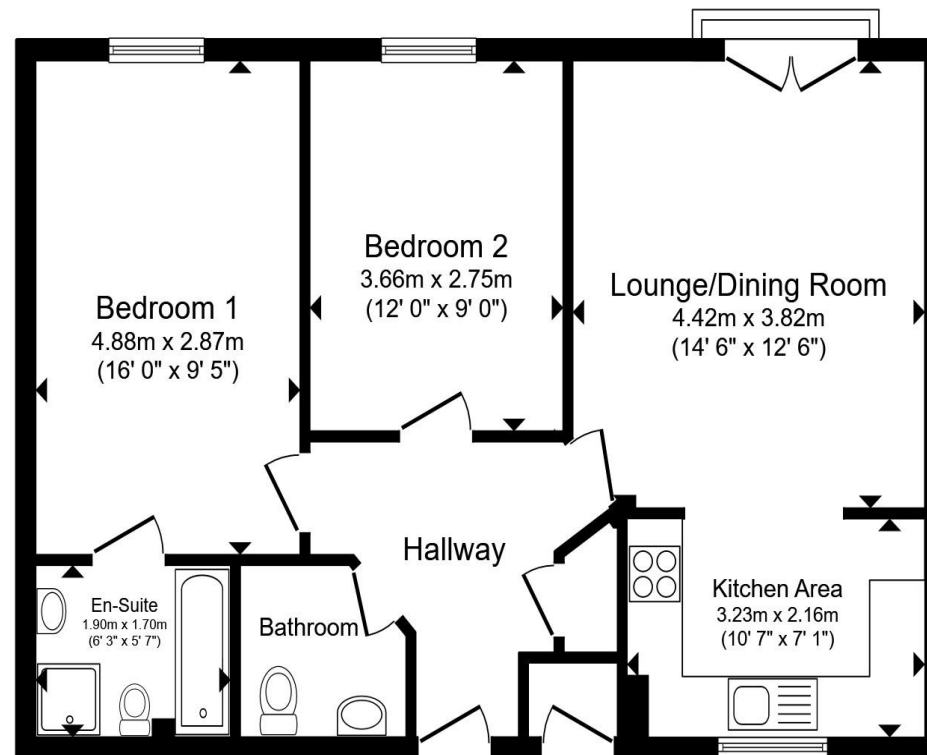
Ground Rent: 250.00

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 over

£125,000



Total floor area 64.4 m² (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



view this property online williamhbrown.co.uk/Property/LHS120822



Property Ref:

LHS120822 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk