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**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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**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

offers in the region of

**£130,000**



Please note the marker reflects the postcode not the actual property

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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.



Property Ref:  
LHS120822 - 0002

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.



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