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**Watkin Road, Leicester LE2 7AW**

  
**william  
h brown**

***welcome to***

**Watkin Road, Leicester**

Well-presented one-bedroom executive apartment located in the popular Freeman's Meadow development. Featuring a spacious open-plan living area with a private balcony, modern fitted kitchen and bathroom, and a generous double bedroom. 134-year lease, and an estimated rental income of £920 PCM.

## **Communal Entrance**

### **Hallway**

With radiator and boiler cupboard.

### **Lounge**

Patio door to the balcony.

### **Kitchen**

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated gas hob and oven, extractor dishwasher, and space for additional appliances. Double glazed window to the rear.

### **Double Bedroom**

Double glazed window to the rear and radiator.

### **Bathroom**

Bath with shower over, WC, hand wash basin and tiled floor.

### **Parking**

The property benefits from allocated parking.



***view this property online*** [williamhbrown.co.uk/Property/LHS120858](http://williamhbrown.co.uk/Property/LHS120858)



**welcome to**

## **Watkin Road, Leicester**

- Sought-after Freeman's Meadow location
- Spacious living area with private balcony
- Modern fitted kitchen and bathroom
- Estimated £920 Rental income pcm
- Secure allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3057.00

Ground Rent: 150.00

offers in the region of

**£125,000**



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 155 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
LHS120858 - 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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