



**Abbey Wharf Abbey Meadows, Leicester LE4 5FU**

**welcome to**

**Abbey Wharf Abbey Meadows, Leicester**

An energy efficient three bedroom new build house set over three floors. The accommodation comprises of a lounge, kitchen/dining room, downstairs WC, three bedroom, en-suite to mater bedroom and a family bathroom. The property benefits from off two parking spaces and an EV car charger.



### **Lounge**

13' x 12' 6" ( 3.96m x 3.81m )

### **Kitchen/Dining Room**

16' 6" x 9' 8" ( 5.03m x 2.95m )

### **W C**

6' 2" x 4' 7" ( 1.88m x 1.40m )

### **First Floor Landing**

#### **Bedroom Two**

16' 6" x 9' 8" ( 5.03m x 2.95m )

#### **Bedroom Three**

9' 1" x 12' 6" ( 2.77m x 3.81m )

#### **Family Bathroom**

6' 2" x 7' ( 1.88m x 2.13m )

### **Second Floor Landing**

#### **Bedroom One**

8' 5" x 17' ( 2.57m x 5.18m )

#### **En-Suite**

6' 2" x 7' 6" ( 1.88m x 2.29m )

### **Disclaimer**

Please note the Internal images and computer generated images are for illustrative purposes only and are not an accurate representation of each property. The floor plans depict a typical layout of this house type. \*Kitchen and tile choices are available up to a certain build stage. Please speak to your dedicated sales adviser for exact plot specification details on all the above. All dimensions are + or -50mm and floor plans are not shown to scale.



***view this property online*** [williamhbrown.co.uk/Property/LHS121084](http://williamhbrown.co.uk/Property/LHS121084)



welcome to

## Abbey Wharf Abbey Meadows, Leicester

- New Build Three Bedroom House
- Energy efficient solar panels
- Two Parking Spaces & EV Charger
- 10 Year New Homes Warranty
- Completion December 26/January 27

Tenure: Freehold EPC Rating: Exempt

**£367,500**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/LHS121084](https://www.williamhbrown.co.uk/Property/LHS121084)



Property Ref:  
LHS121084 - 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.



william h brown



**0116 251 4131**



[Leicester@williamhbrown.co.uk](mailto:Leicester@williamhbrown.co.uk)



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)