



# 23 Watkin Road

, Leicester, LE2 7AW

## £160,000

This well-presented two-bedroom duplex apartment on Watkin Road offers spacious accommodation, modern finishes and secure parking, making it an excellent choice for first-time buyers and investors alike.

Located on the upper floors and accessed via a secure communal entrance, the apartment is arranged over two levels. The entrance floor comprises a welcoming hallway, two generous double bedrooms and a modern bathroom.

Upstairs, the bright and spacious open-plan living, dining and kitchen area provides the perfect space for everyday living and entertaining. Large windows allow plenty of natural light to flow through the room, while doors lead out to a private balcony. The contemporary fitted kitchen features a range of wall and base units along with integrated appliances.

Both bedrooms are well-proportioned doubles, offering comfortable and versatile living space.

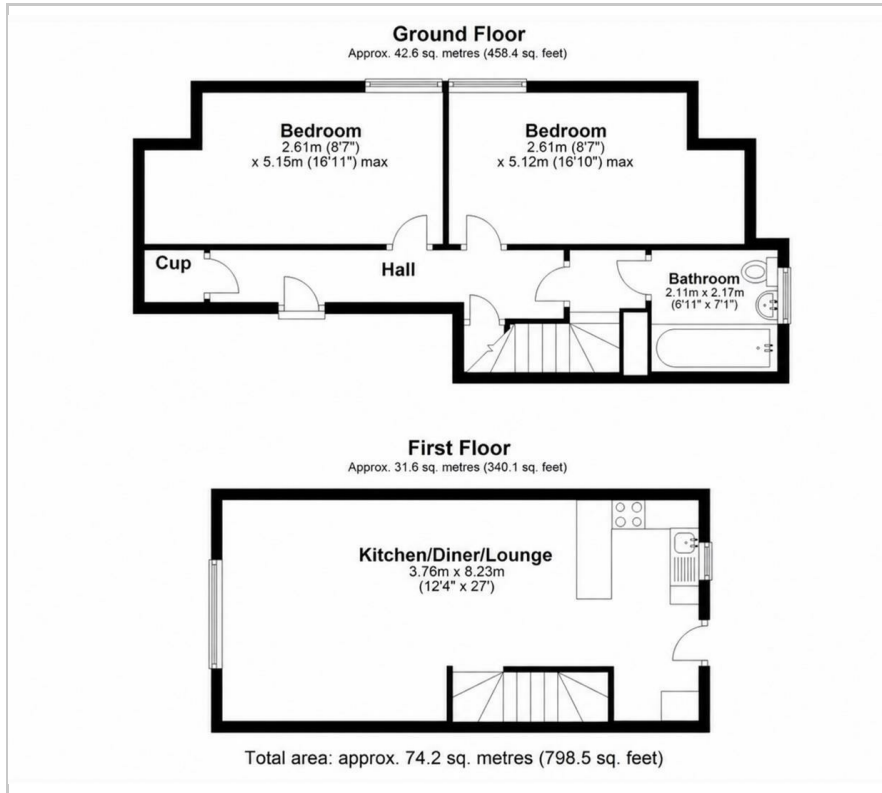
Further benefits include secure allocated parking and the advantage of being offered to the market with no onward chain.

### Viewing

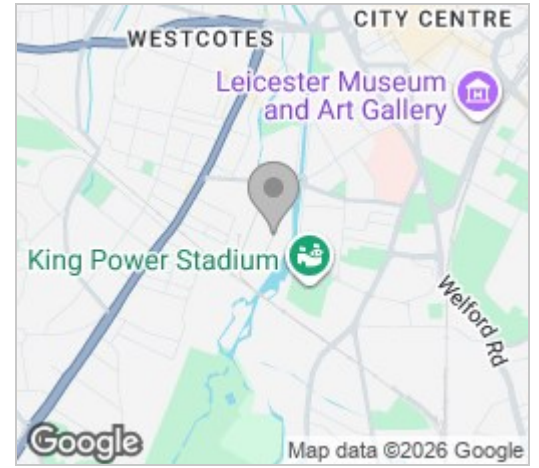
Please contact our Berkley Leicester Office on 0116 2544755 if you wish to arrange a viewing appointment for this property or require further information.



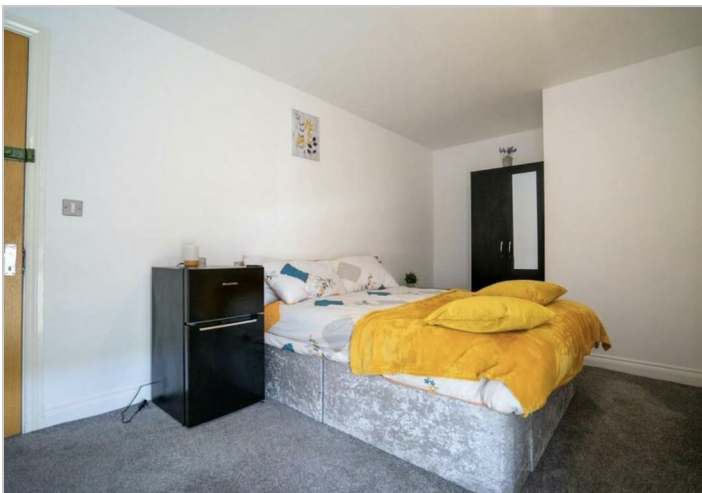
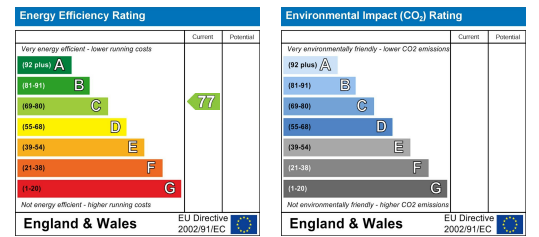
# Floor Plan



# Area Map



# Energy Efficiency Graph



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