



**Guide Price: £170,000 to £180,000**

**Watkin Road, Freemans Meadow, Leicester, LE2 7HZ**

- Two Bed Duplex Apartment
- Spacious Lounge / Diner
- Two Double Bedrooms
- Leasehold, DG, EH & EPC C
- PRIVATE GARDEN
- Integrated Fitted Kitchen
- Decked First Floor Balcony
- Bathroom Suite & Shower
- Allocated Parking Space
- NO UPWARD CHAIN



**GUIDE PRICE: £170,000 to £180,000 | AN IMMACULATLY PRESENTED TWO BED DUPLEX APARTMENT** ideally located in the popular Freemans Meadow development & well served for an array of local amenities, Leicester Royal Infirmary, Leicester & De Montfort Universities. This modern living accommodation would provide an ideal investment opportunity or first time buy that briefly comprises: Entrance hallway, open plan lounge/diner with balcony, integrated fitted kitchen, two double bedrooms & bathroom suite with shower. The property benefits from EH, DG, EPC C, allocated parking & private enclosed garden. **EARLY VIEWING HIGHLY RECOMMENDED | NO UPWARD CHAIN**

#### **COMMUNAL ENTRANCE**

Secure Communal Entrance Hallway:

#### **ENTRANCE HALLWAY**

Having store cupboard, and wall mounted electric heater:



#### **BEDROOM TWO**

**4.70m(15'5") x 3.66m(12'0")**

With electric wall mounted heater and double glazed french doors leading to the garden:



#### **BEDROOM ONE**

**4.57m(15'0") x 3.66m(12'0")**

With electric wall mounted heater and door through to en suite, double glazed french doors leading to the garden:



#### **BATHROOM SUITE**

**2.06m(6'9") x 1.91m(6'3")**

Fitted with a white three piece bathroom suite comprising paneled bath with shower over, low level wc, wash hand basin, with part tiled surround, spots to ceiling, tiled flooring, extractor fan, wall mounted heated towel rail and double glazed obscure window to the side aspect:

#### **FIRST FLOOR**



### FITTED KITCHEN

**4.55m(14'11") x 5.82m(19'1")**

Modern fitted kitchen comprising wood style base, drawer & wall units, with coordinating work surfaces over, with stainless steel sink unit & drainer. Having integrated appliances including stainless steel double oven, halogen hob, extractor canopy & fridge freezer with plumbing and space for washing machine & dishwasher. Having spots to ceiling, tiled floor & double glazed window to rear elevation:



### BALCONY

With elevated views of Leicester City Football stadium:



### OPEN PLAN LOUNGE/ DINER

**4.80m(15'9") x 3.58m(11'9")**

Featuring double glazed french doors leading to the balcony and electric radiators:



### OUTSIDE

Enclosed private garden:



### ALLOCATED PARKING

The property benefits from one allocated parking space:

### LEASE DETAILS

Management Company: Premier Management  
Length of Lease: 155 Years from January 2003  
137 Years remaining  
Service Charge: £135.06 PCM approx  
Ground Rent: £100 bi annually

### FREE VALUATION

Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 275 8338 Email: [georginab@barkers1985.co.uk](mailto:georginab@barkers1985.co.uk)

### GENERAL REMARKS

We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention. Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.

### MONEY LAUNDERING

Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.

### MORTGAGES

Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further

information.

### VIEWING TIMES

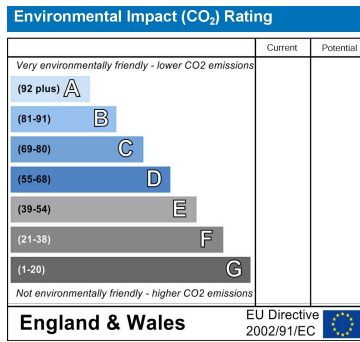
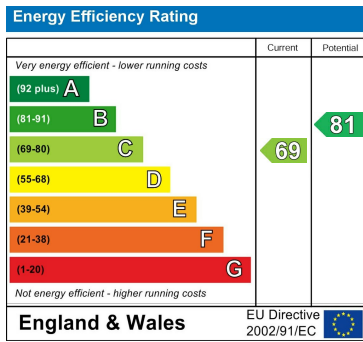
Viewing strictly by appointment through Barkers Estate Agents.

Hours of Business:

Monday to Friday 9am -5.30pm

Saturday 9am - 4pm





# Barkers

Est.1985

**THINKING OF SELLING?**

**WE OFFER THE FOLLOWING:**



- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service

