



£185,000

Watkin Road, Freemans Meadow, Leicester, LE2 7AX

- Stylish First Floor Apartment
- Open Plan Lounge / Diner
- Two Double Bedrooms
- Currently Let Until 8/3/22
- Rental Income £950 pcm
- Fully Refurbished Throughout
- Integrated Fitted Kitchen
- Two Bathroom Suites
- Balcony & Allocated Parking Space
- Buy To Let Investment



INVESTMENT OPPORTUNITY | A STYLISHLY APPOINTED FIRST FLOOR TWO BED APARTMENT GENERATING A RENTAL INCOME ideally situated within the award winning Freemans Meadow development, in the fashionable West End city suburb of Leicester, being well served for Braunstone Gate with its array of specialist coffee bars, restaurants & bistros, LCFC, Leicester Royal Infirmary, De Montfort University and the City Centre. This well presented living accommodation is currently let to professionals until 8/3/22 generating a rental income of £950pcm providing an ideal BUY TO LET that briefly comprises, entrance hallway, superb open plan lounge / diner with access to private decked balcony / sun terrace, integrated fitted kitchen, two double bedrooms, master with en-suite and guest bathroom. Having GCH, DG, EPC C and one allocated parking space with attractive landscaped communal gardens. **EARLY VIEWING IS HIGHLY RECOMMENDED | VIDEO AVAILABLE | BUY TO LET**

COMMUNAL ENTRANCE

Access via secure fob / key code leading to stylish communal area with access to parking, staircase and lifts to 1st floor:

FIRST FLOOR LANDING

ENTRANCE HALLWAY

Featuring wood style flooring and comprising storage cupboards housing consumer unit & hot tank, intercom system, radiator, doors leading off to living areas & bedrooms:



STREAMLINED FITTED KITCHEN

8'99 x 7'88 (2.44m x 2.13m)

A stylishly re-fitted kitchen comprising a range of ivory & grey base, wall & drawer units, finished with grey work surfaces over, matching uprisers and incorporating sink unit and drainer, Having complementary single stainless steel oven, four ring gas hob, contemporary extractor hood over, integrated fridge / freezer with space provided for dishwasher and washing machine. Finished with concealed 'Baxi' boiler, spots to ceiling, ceramic tiled flooring and open aspect through to Lounge / Diner:



SPACIOUS L-SHAPED LOUNGE

16'75 x 11'19 (4.88m x 3.35m)

A stunning fully refurbished open plan living space featuring dual aspect double glazed doors providing access to wrap around balcony & decked terrace, spots to ceiling, multi media wall sockets including tv & satellite point, wood style flooring, radiators and leading to:



BALCONY

11'7" x 10'10" (3.54 x 3.32)

Balcony & decked terrace accessed from both Living & Dining room, providing al fresco entertaining/dining with elevated, panoramic views of the city and communal landscaped gardens:



DINING AREA

9'5 x 6'6 (2.87m x 1.98m)

Featuring spots to ceiling, wood style flooring & double glazed patio doors off to balcony/decked terrace, whilst leading to:



EN-SUITE SHOWER ROOM

4'75" x 3'5 (1.22m x 1.04m)

Fitted with a contemporary suite comprising low level wc, walk-in shower cubicle, pedestal sink, tiled surround, vanity wall mirrors, razor point, ceiling extractor fan & spots to ceiling, wall mounted heated towel rail, ceramic tiled floor:



MASTER BEDROOM ONE

12'6 x 9'6 (3.81m x 2.90m)

Comprising built-in double wardrobes, tv & telephone point, radiator & double glazed patio doors :



GUEST BEDROOM TWO

10'65" x 9'6 (3.05m x 2.90m)

Double glazed window to side elevation, tv aerial & radiator:



GUEST BATHROOM

8'1 x 5'5 (2.46m x 1.65m)

This stylish bathroom suite comprises low level wc, panelled bath with shower over, shower screen, pedestal sink, complimentary tiled surround, vanity wall mirror, razor point, ceiling extractor fan & recessed spots, wall mounted heated towel rail and ceramic tiled flooring:



OUTSIDE

Impressive walkway approach with secure entry system and undercroft allocated parking for one vehicle:

ALLOCATED PARKING SPACE

Accessed undercroft parking space No 15:

LEASE DETAILS

Managing Agents: Premier Estates

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Length of Lease: 137 Years remaining (155 Years from 1st Jan 2003)

Service Charges: £159.28 per month - including building insurance.

Ground Rent: £125.00 every six months

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 270 9394

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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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

