

**Guide Price £120,000 - £130,000**

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

- Purpose Built Apartment
- Open plan lounge - kitchen
- Allocated parking
- Third Floor / Lift
- EPC Rating C
- One Double Bedroom
- Balcony
- Bathroom
- Leasehold
- Council Tax Band C



GUIDE PRICE OF £120,000 - £130,000

IDEAL FIRST TIME BUY or INVESTMENT OPPORTUNITY!!!

A STYLISHLY APPOINTED THIRD FLOOR ONE BEDROOM APARTMENT situated within Freemans Meadow development, located in the fashionable West End city suburb of Leicester, being well served for Braunstone Gate with its array of specialist coffee bars, restaurants & bistros, the Royal Infirmary, De Montfort University and City Centre.

The accommodation would provide an ideal Starter Home or Investment Opportunity and briefly comprises entrance hallway, open plan lounge-kitchen with decked balcony, fitted kitchen with appliances, one double bedroom and a bathroom.

The property has one allocated parking space and communal gardens.

EARLY VIEWING HIGHLY RECOMMENDED CALL BARKERS  
0116 270 9394



**LOUNGE AREA**  
**17'1" x 16'3" (5.23 x 4.96)**

Two radiators, spotlights, double glazed window to front aspect and double glazed sliding doors to front leading onto balcony.



**ENTRANCE HALLWAY**

Front door, radiator, entry phone, cupboard housing water tank.



**OTHER ASPECT**



**KITCHEN**  
**9'8" x 7'10" (2.96 x 2.40)**

Fitted units with worktops, sink with drainer, integrated fridge freezer, four ring gas hob with oven and extractor, cupboard housing teh boiler, plumbing for washing machine and dish washer, tiled floor, double glazed window to front aspect.



**BEDROOM ONE**  
**11'9" x 9'8" (3.59 x 2.96)**

Radiator, double glazed window to front aspect.



**BALCONY**  
**14'0" x 5'1" (4.29 x 1.57)**

Facing the front of the property, with decking



**BATHROOM**  
**7'6" x 6'3" (2.30 x 1.91)**

Bath with mains shower, pedestal wash hand basin, low level W/C, heated towel rail, spotlights, tiled floor and part tiled walls, fitted mirror attached to wall.

**LEASE**

Managing Agents Premier Estates  
Lease 155 years from 1 January 2003  
Service charge £710.71 per quarter.  
Ground Rent £150 Per Year.

**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.

**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 -5pm

Saturday 9am - 4pm

**AML DISCLAIMER**

In accordance with current Anti-Money Laundering and Proceeds of Crime Legislation, all buyers are required to complete identity and verification checks.

These checks are carried out on our behalf of Moverly, our approved AML provider.

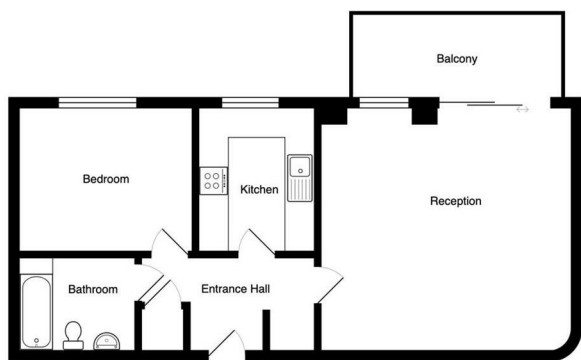
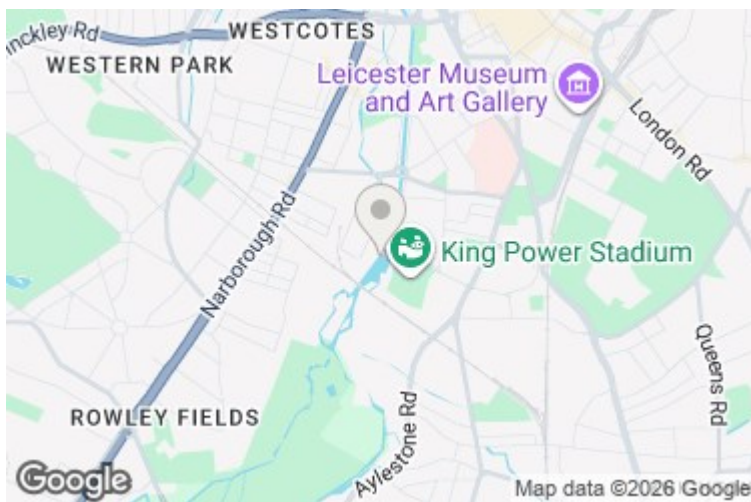
A £50 fee (incl. vat) covers required data and any manual checks.

This must be paid before we can issue a memorandum of sale.

The fee is non-refundable and paid directly to Moverly. We receive a portion of this fee for facilitating the checks

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		80	82
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO2 emissions			
(82 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO2 emissions			
England & Wales			
		EU Directive 2002/91/EC	



Third Floor

Total Area: 58.3 m<sup>2</sup> ... 628 ft<sup>2</sup> (excluding balcony)

All measurements and illustrations are approximate and may not be drawn to scale.  
 This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.  
 The vendor, agency and supplier will accept no liability for its accuracy.

# 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

