



Watkin Road

Leicester, LE2 7AX

Guide Price £85,000



For sale by Public Auction on 18th June 14.00. Register to bid**

A spacious second floor, two bedroomed apartment in a sought after district.

Large open plan living and dining area with access to a balcony. Two bedrooms, one with ensuite and there is a further bathroom. Kitchen with built in appliances.

Excellent buy to let investment.



Communal entrance

Secure entrance with stairs and lift.

Entrance hall

Lounge/Diner 16'11" x 17'1" (5.16m x 5.23m)

Kitchen 8'9" x 7'9" (2.67m x 2.38m)

Balcony 10'5" x 10'11" (3.19m x 3.33m)

Bedroom 1 12'4" x 11'3" (3.77m x 3.44m)

En Suite 4'6" x 8'3" (1.38m x 2.53m)

Bedroom 2 8'11" x 10'5" (2.73m x 3.18m)

Bathroom 6'2" x 7'10" (1.88m x 2.40m)

Disbursements

Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Buyer's Premium

The successful buyers will be required to pay a buyer's premium of £1680 inc VAT (£1400.00 + VAT)

Buyer's Administration Fee

The successful buyers will be required to pay an auction administration fee of £1800 inc VAT (£1,500 + VAT)

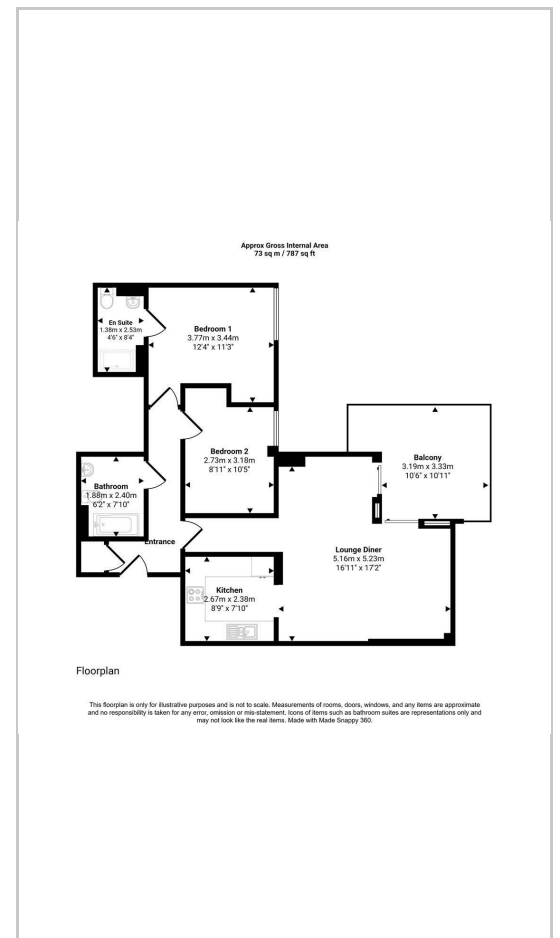
Tenure

Leasehold. Please see the legal pack for details.

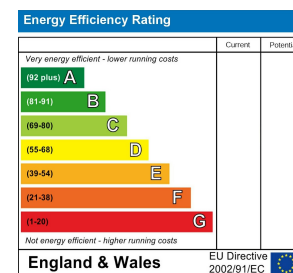
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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