

FOR SALE



Watkin Road, Freemans Meadow

2 Bedrooms, 2 Bathroom, FLAT

Asking Price Of £130,000


MARTIN&CO

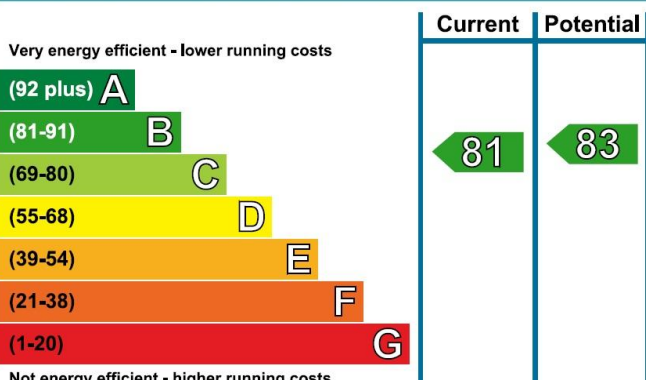


- Two Bedroom Apartment
- Located In Freeman's Meadow
- Open Plan Kitchen Living Area
- Fitted Kitchen
- Two Double Bedroom
- Master With Ensuite
- Family Bathroom

PROPERTY DESCRIPTION

Modern apartment on the popular Freeman's Meadow development. Freeman's Meadow is located off Upperton Road close to the city centre and the vibrant West End with its range of restaurants and bars. The Leicester City Walkers Stadium and Leicester Tigers Welford Road ground are also close by. The apartment has a spacious living room, which is light and airy, with the added benefit of a proper full size balcony. There is a separate kitchen featuring a range of units, and comes complete with oven hob & extractor, washer / dryer, fridge / freezer, and a dishwasher. There are two double bedrooms. The master bedroom has an en-suite shower room. There is also a separate bathroom. An allocated parking space is included.

Energy Efficiency Rating





HALLWAY Neutrally presented hallway which gives way to;

OPEN PLAN LIVING AREA 17' 3" x 16' 4" (5.26m x 4.98m) The apartment benefits from a large lounge/diner with access to TV & Telephone points and access to the apartments balcony. The room is a practical shape and has smooth plaster painted walls and carpet flooring. The balcony doors allow the natural light to flood the space.

KITCHEN 9' 11" x 8' 2" (3.02m x 2.49m) The fitted kitchen has tiled flooring and stylish units, it includes an electric oven, gas hob, fridge/freezer, dishwasher and washer/dryer.

BEDROOM ONE 11' 9" x 11' 1" (3.58m x 3.38m) The master double bedroom matches the rest of the property in terms of decoration, it is presented neutrally with smooth plaster painted walls and matching wood flooring. The room comes with a TV point and access to the en-suite.

EN SUITE 7' 5" x 4' 1" (2.26m x 1.24m) Modern En-suite consisting of a w/c, wash basin and shower cubicle.

BEDROOM TWO 10' 9" x 12' 10" (3.28m x 3.91m) The second bedroom is also a double, and has matching décor to the master bedroom. The room comes with carpet flooring.

BATHROOM 5' 6" x 6' 7" (1.68m x 2.01m) The main bathroom is part tiled and stylish suite consists of a w/c, wash basin and bath.

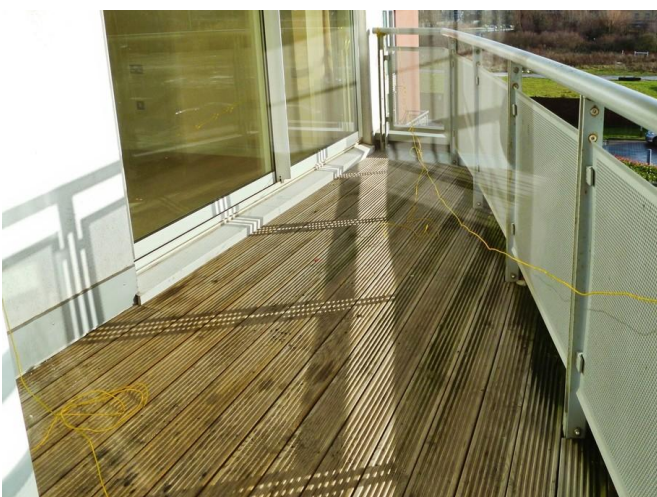
OUTSIDE Service Charge - £

Ground Rent - £

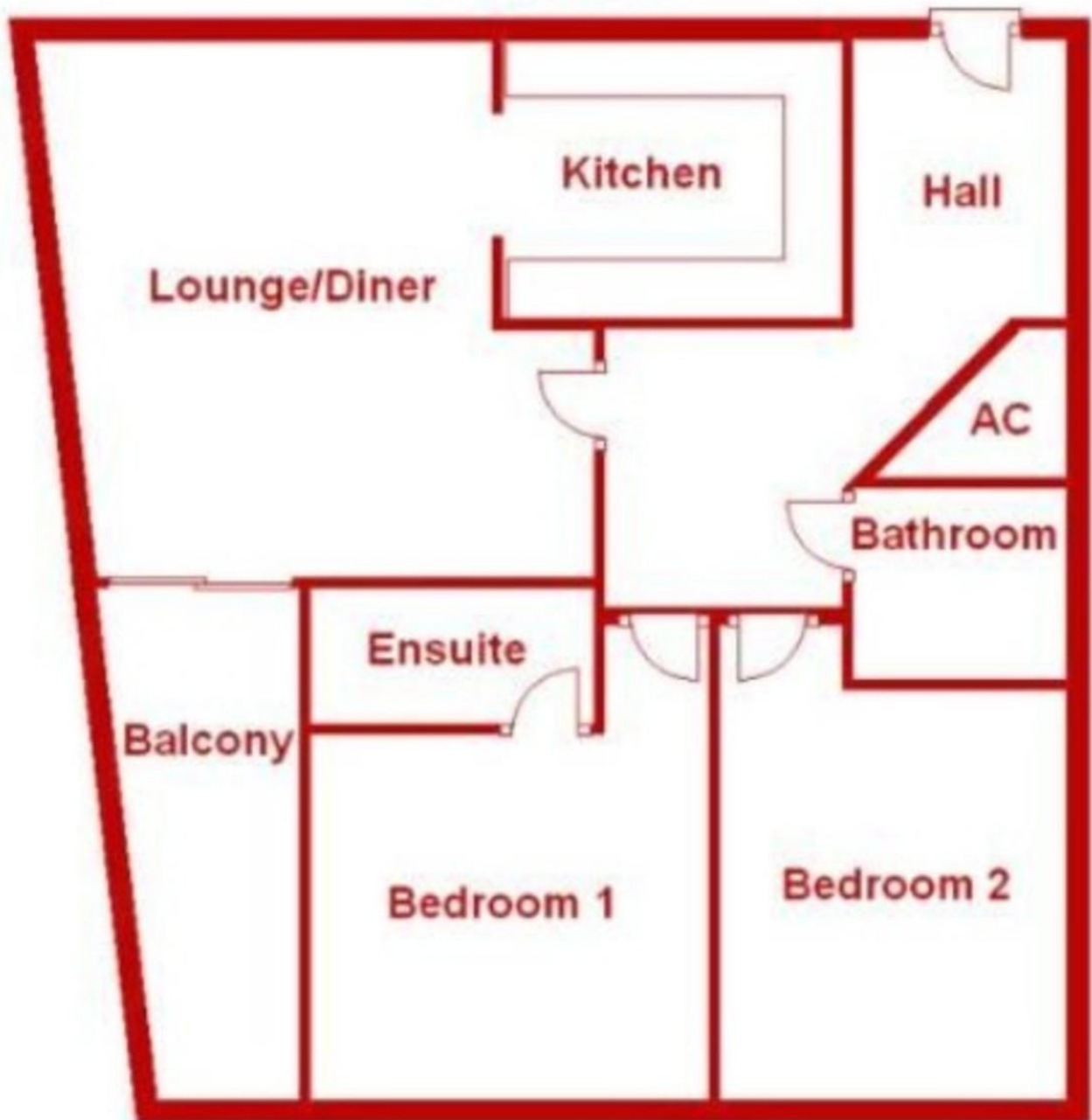
131 Years remaining on the lease

Buy to let investment opportunity

Currently tenanted generating rental income of £975pcm



Floor Plan



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