



Watkin Road
Leicester LE2 7HY
£180,000

Knightsbridge

ESTATE AGENTS & VALUERS

Located within a popular development close to Leicester City Centre, this stylishly presented and spacious third floor apartment would make an ideal buy to let opportunity with the existing tenants currently paying £900 per month. Alternatively, the property would make an ideal first time purchase (notice to be given). The property provides well proportioned accommodation with a modern feel to include a communal entrance hall, private entrance hall, generous size lounge dining room with doors to balcony, modern fitted kitchen, principal bedroom with en-suite shower, second double bedroom and bathroom. Outside enjoys communal gardens and secure allocated parking space. Internal viewing is highly recommended,

The property is well placed for amenities and services including renowned local schooling, University of Leicester, the Royal Infirmary and City General hospitals, as well as shopping facilities along Narborough Road, the fashionable district of West End and Braunstone Gate. Rail links to London, Birmingham and Nottingham, regular bus routes running to and from Leicester City Centre and Fosse Retail Park are also within easy reach with motorway access close by including M1 & M69.



- Gas Central Heating, Double Glazing
- Communal Entrance, Private Entrance Hall
- Spacious Lounge Dining Room with Doors to Balcony
- Modern Fitted Kitchen
- Principal Bedroom with En-Suite Shower
- Second Double Bedroom & Bathroom
- Communal Gardens, Allocated Parking Space
- Ideal Buy to Let Opportunity or First Time Purchase

Communal Entrance

With stairs and lift to further floors.

Private Entrance Hall

With airing cupboard, radiator.

Lounge Dining Room 21'9" x 13'3"

A spacious lounge dining room with patio doors to balcony, inset ceiling spotlights, two radiators.

Fitted Kitchen 9'8" x 7'10"

With double glazed window to the rear elevation, this modern kitchen comprises: stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, built-in oven and gas hob with stainless steel chimney hood over, plumbing for dishwasher, plumbing for washing machine, built-in fridge freezer, wall mounted boiler, tiled floor.

Principal Bedroom 14'3" x 15'2" narrowing to 8'8"

With double glazed window to the side elevation, fitted wardrobes, radiator.

En-Suite Shower 6'9" x 5'4"

With tiled shower cubicle, pedestal wash hand basin, low-level WC, shaver point, heated towel rail.

Bedroom Two 10' x 10' into recess, narrowing to 8'3"

With double glazed window to the rear elevation, built-in wardrobe, radiator.

Bathroom 6'9" x 5'7"

With bathroom comprises: bath with mixer tap shower attachment, low-level WC, pedestal wash hand basin, tiled floor, heated towel rail.

Outside

The property has communal grounds and allocated parking space below.



IMPORTANT NOTE: The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.

Energy Efficiency Rating	
Current Rating – C 80	Potential Rating – B 82

IMPORTANT NOTE: We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.