



Sandhills Avenue
Hamilton Leicester LE5 1PL
£125,000

Knightsbridge

ESTATE AGENTS & VALUERS

Located within a popular development within the sought after suburb of Hamilton, this spacious two bedroom second floor apartment would make an ideal investment opportunity or first time purchase and is well placed for nearby shops and schools. The accommodation includes a communal entrance, private entrance hall, open plan living fitted kitchen area, principal bedroom with en-suite, second double bedroom and bathroom. Outside benefits from communal parking.

The property is situated within the popular area of Hamilton within easy reach of nearby local schooling as well as Tesco superstore and nearby bus links running to and from Leicester City Centre with its professional quarters and train station. The main ring road is also close to hand with links to Motorway networks, and Leicestershire's rolling countryside is also within easy reach.



- Gas Central Heating, Double Glazing
- Communal Entrance with Lift/Stairs to Second Floor
- Private Entrance Hall, Open Plan Living Fitted Kitchen Area
- Principal Bedroom with En-Suite Shower Room
- Second Double Bedroom & Bathroom
- Communal Parking to Rear

Communal Entrance

With stairs and loft to second floor.

Private Entrance Hall

With storage cupboard, radiator.

Open Plan Living Fitted Kitchen Area

Living Area 14'5" x 12'9"

With double glazed French doors leading to Juliet balcony, TV point, radiator.

Kitchen Area 10'6" x 7'

With double glazed window to the rear elevation, 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 extractor hood over, plumbing for washing machine.

Bedroom One 15'8" x 9'6"

With double glazed window to the front elevation, radiator.

En-Suite Shower Room 6'1" x 5'7"

With tiled shower cubicle, low-level WC, wash hand basin, shaver point, extractor fan, tiled floor, heated chrome towel rail.

Bedroom Two 12' x 9'

With double glazed window to the front elevation, radiator.

Bathroom 8' x 5'7"

With double glazed window to the rear elevation, bathroom comprises: bath, pedestal wash hand basin, low-level WC, tiled floor, heated chrome towel rail.

Outside

The property benefits from a communal parking area to the rear.



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 – B 83	Potential Rating – B 83

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.