

LEASEHOLD



Apartment (EPC Rating: B)

WATKIN ROAD, LEICESTER, LE2 7HY

Asking Price

£144,950



2 Bedroom Apartment located in Leicester

A fantastic two bedroom apartment in a secure building on the Freemans Common Development with allocated parking space. Currently let to students for this academic year, ending June 2024 and achieving £950 pcm, making this a superb buy to let opportunity, generating in excess of 6% yield! The accommodation briefly comprises; an L shaped entrance hallway, spacious lounge diner, two bedrooms, master en-suite and a family bathroom. There is a pleasant outside balcony and a single allocated parking space. The ground rent is £250 per year and the service charge is £293 per month. Internal viewing essential.

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ENTRANCE HALL

L shaped entrance hallway, radiator, storage cupboard housing the water tank, doors off to rooms.

LOUNGE/DINER

21'9" x 13'3"

Sliding patio door to the balcony, further UPVC double glazing, radiator, inset ceiling spotlights.

KITCHEN

9'9" x 7'10"

Fitted with a range of wall and base units with worksurfaces and tiled splashbacks, drawer unit, glazed display unit, integrated fridge freezer, built-in double electric oven and gas hob, space for slimline dishwasher, one and a half bowl sink unit with mixer tap over, tiled floor, UPVC double glazed window.

BEDROOM

14'3" x 14'7"

UPVC double glazed window, radiator.

ENSUITE

6'9" x 5'7"

Double walk in shower cubicle with fully tiled walls and shower, pedestal wash hand basin, wc, heated towel rail, inset ceiling spot lights, tiled floor.

BEDROOM TWO

9'11" x 5'7"

Double walk in shower cubicle with fully tiled walls and shower, pedestal wash hand basin, wc, heated towel rail, inset ceiling spot lights, tiled floor.

BATHROOM

6'9" x 5'6"

Panelled bath with glazed screen and shower over, fully tiled surround, pedestal wash hand basin, WC, inset ceiling spotlights, extractor fan, heated towel rail, tiled floor.

OUTSIDE

There is an allocated parking space for the property and an outside balcony accessed via the lounge/diner.

ADDITIONAL INFORMATION

Council Tax Band: D

Tenure: Leasehold

The ground rent is £250 pa and is payable in two six monthly installments of £125 each

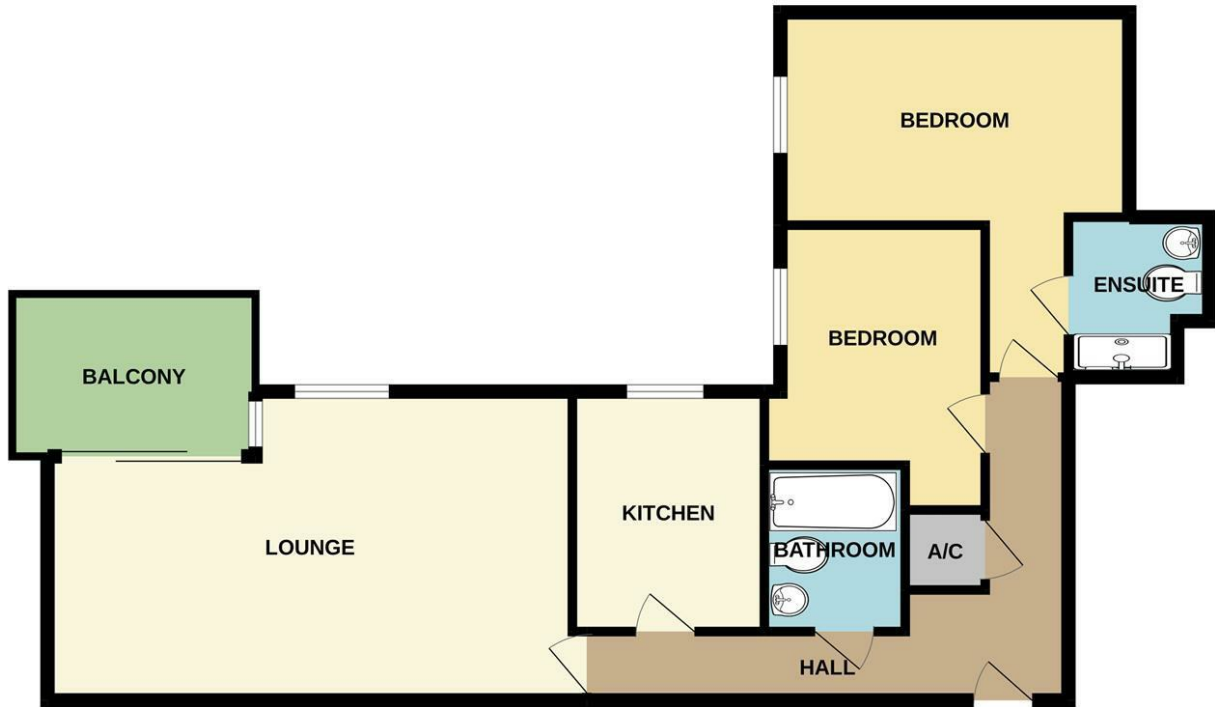
The current service charge is £285.14 pcm. Total £3,421pa

Total charges are £3,671

Lease 136 years left



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band

D

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.