

LEASEHOLD



Apartment (EPC Rating: B)

**FLAT 24, 31 WATKIN ROAD, LEICESTER, LE2
7HY**

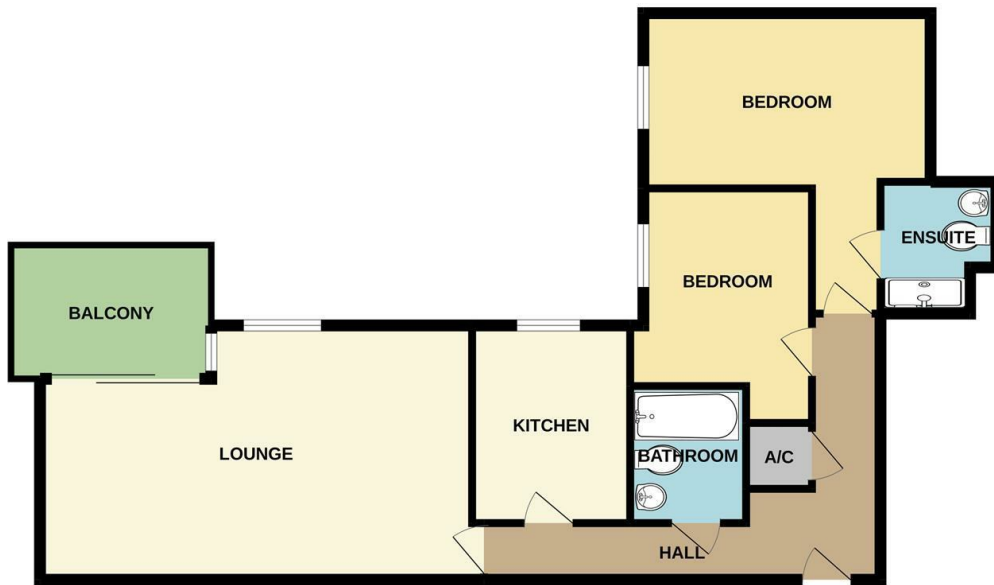
£134,950



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 2025 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.

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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.