



Sandhills Avenue, Hamilton Leicester LE5 1PL

welcome to

Sandhills Avenue, Hamilton Leicester

A second floor apartment in Hamilton, Leicester offering an open plan lounge/kitchen, one bedroom and a bathroom. The property benefits from allocated parking. Ideal first time or investment purchase.

Communal Entrance

Access is given via a front door and leads to both stairs and lift access to all floors

Entrance Hall

Door to the front and storage cupboard.

Open Plan Lounge/Kitchen

Doors leading to the Juliet balcony and carpeted.

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit. hard wood flooring, Integrated oven and hob. Window to the rear.

Bedroom

Window to the front, carpeted and radiator

Bathroom

Window to the rear, bath with shower over, WC and hand wash basin.

Parking

The property benefits from allocated parking.

Agents Note

A greenbelt charge for Hamilton applies. The Vendor has advised this is £250 per annum. Any prospective buyer is advised to clarify this information with their legal representative.





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Sandhills Avenue, Hamilton Leicester

- Second Floor Apartment
- One Bedroom
- Open Plan Lounge/Kitchen
- Allocated Parking
- Ideal First Time/Investment Purchase

Tenure: Leasehold EPC Rating: B

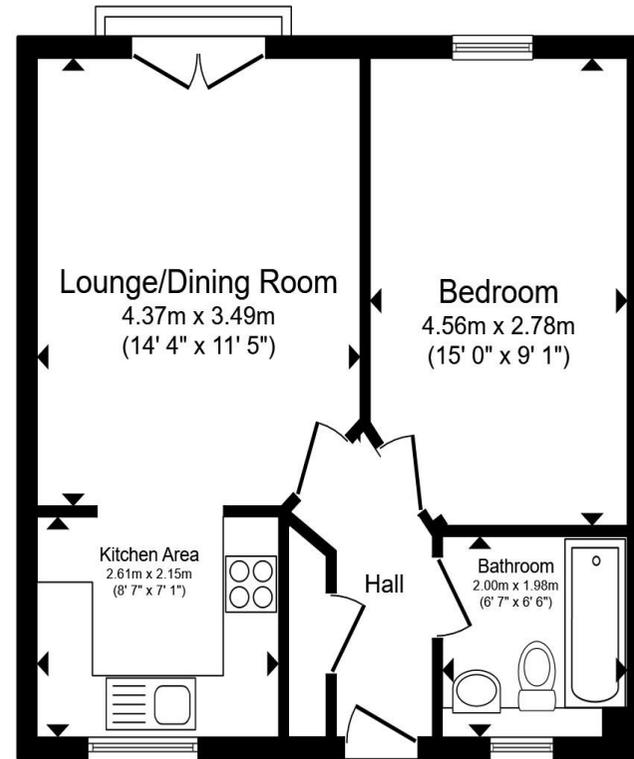
Council Tax Band: A Service Charge: 1618.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£100,000



Total floor area 42.1 m² (454 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Property Ref:
LHS120574 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 william h brown



0116 251 4131



Leicester@williamhbrown.co.uk



16-18 Halford Street, LEICESTER, Leicestershire,
LE1 1JB



williamhbrown.co.uk