



Watkin Road

Freemans Meadow, Leicester, LE2 7AG

Offers In Region Of £160,000

# Property Features

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- Investment Property
- Current AST In Place Until 2020
- Annual Yield Of Over 6%
- Duplex Apartment
- Sought After Location
- Two Bedrooms
- Lounge/Dining Room
- Parking Space
- Balcony and Garden
- Early Viewing Advised

## Full Description

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Danvers Estate Agents are pleased to offer this two bedroomed duplex apartment investment property in the luxury Freemans Meadow Development in Leicester. The property is currently let at £823.32 per calendar month, the property has also got a Tenancy Agreement in place for the 2019-2020. The lease has 139 years remaining. Annual service charge £250.00, Ground Rent £1433.28. Viewings by arrangement with Danvers Estate Agents

The property benefits from being in an ideal location providing easy access to DMU, local amenities, bus routes and access to the City Centre. The property benefits from gas central heating and double glazing and comprises of two double bedrooms, large bathroom, open plan lounge/dining room, modern kitchen, the property also features a balcony. The property is being sold with furnishings and no upward chain and in our opinion would make a great investment property.

### ENTRANCE HALL

With two ceiling light points, radiator and smoke alarm.

### BEDROOM ONE

16' 9" x 8' 3" (5.13m x 2.54m)

With ceiling light point, radiator and patio doors with access to garden area.

### BEDROOM TWO

16' 7" x 8' 3" (5.08m x 2.54m)

With ceiling light point, radiator and patio doors leading to garden area.





#### BATHROOM

With 4 ceiling spot lights, radiator, heated towel rail, extractor fan, frosted double glazed window, tiled floor, fitted white three piece suite comprising bath with shower over, w.c. and wash hand basin.

#### Staircase and Landing

#### LOUNGE / DINING ROOM

34' 6" x 15' 7" (10.53m x 4.75m)

With inset ceiling spot lights throughout, window and patio doors to balcony.

#### KITCHEN

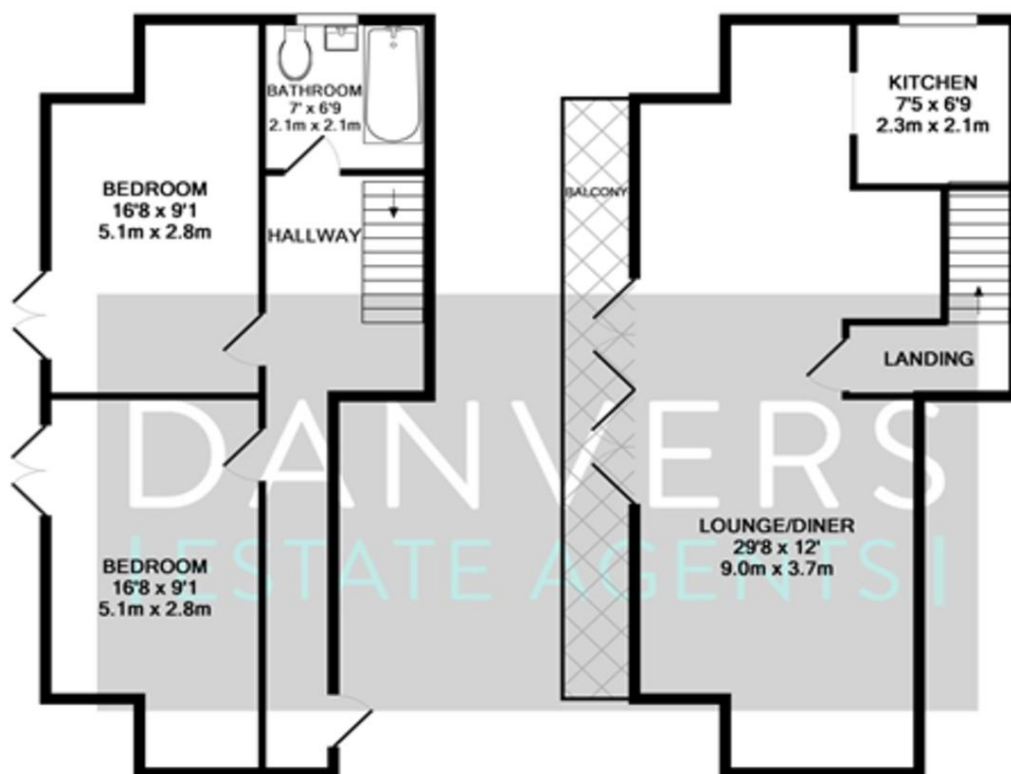
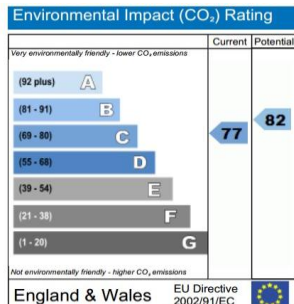
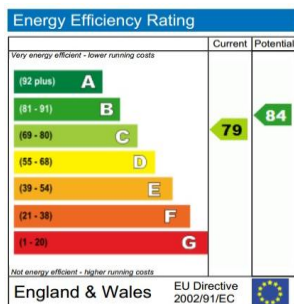
8' 8" x 5' 10" (2.66m x 1.80m)

With 4 inset ceiling spot lights, double glazed window, tiled floor, range of modern fitted eye level and base units with drawer, cupboard and shelf space, worktop incorporating stainless steel sink and drainer with hot and cold mixer tap over, plumbing for washing machine, integral gas oven and hob with extractor hood and space for fridge/freezer.

#### OUTSIDE

Small easily maintained yard and lawned area to the side aspect of the apartment.





GROUND FLOOR  
APPROX. FLOOR  
AREA 443 SQ.FT.  
(41.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 439 SQ.FT.  
(40.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 882 SQ.FT. (81.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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