




SETHS
THINK PROPERTY...THINK SETHS

Watkin Road
Leicester

Asking Price Of £159,950

www.seths.co.uk

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 2022 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.

ENTRANCE HALL

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

LOUNGE/DINER

21' 9" x 13' 3" (6.63m x 4.04m) Sliding patio door to the balcony, further UPVC double glazing, radiator, inset ceiling spotlights.

KITCHEN

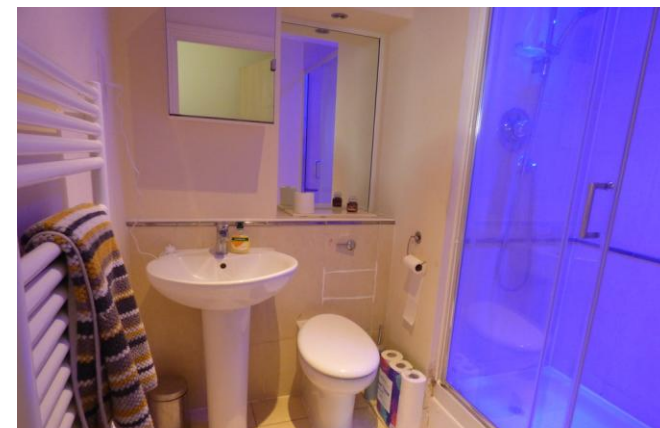
9' 9" x 7' 10" (2.97m x 2.39m) Fitted with a range of wall and base units with worksurfaces and tiled splashbacks, drawer unit, glazed display unit, integrated fridge freezer, built-in double electric oven and gas hob, space for slimline dishwasher, one and a half bowl sink unit with mixer tap over, tiled floor, UPVC double glazed window.



BEDROOM 14' 3" x 14' 7" (4.34m x 4.44m)
UPVC double glazed window, radiator.

ENSUITE

6' 9" x 5' 7" (2.06m x 1.7m)
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" (3.02m x 1.7m)

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" (2.06m x 1.68m)

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

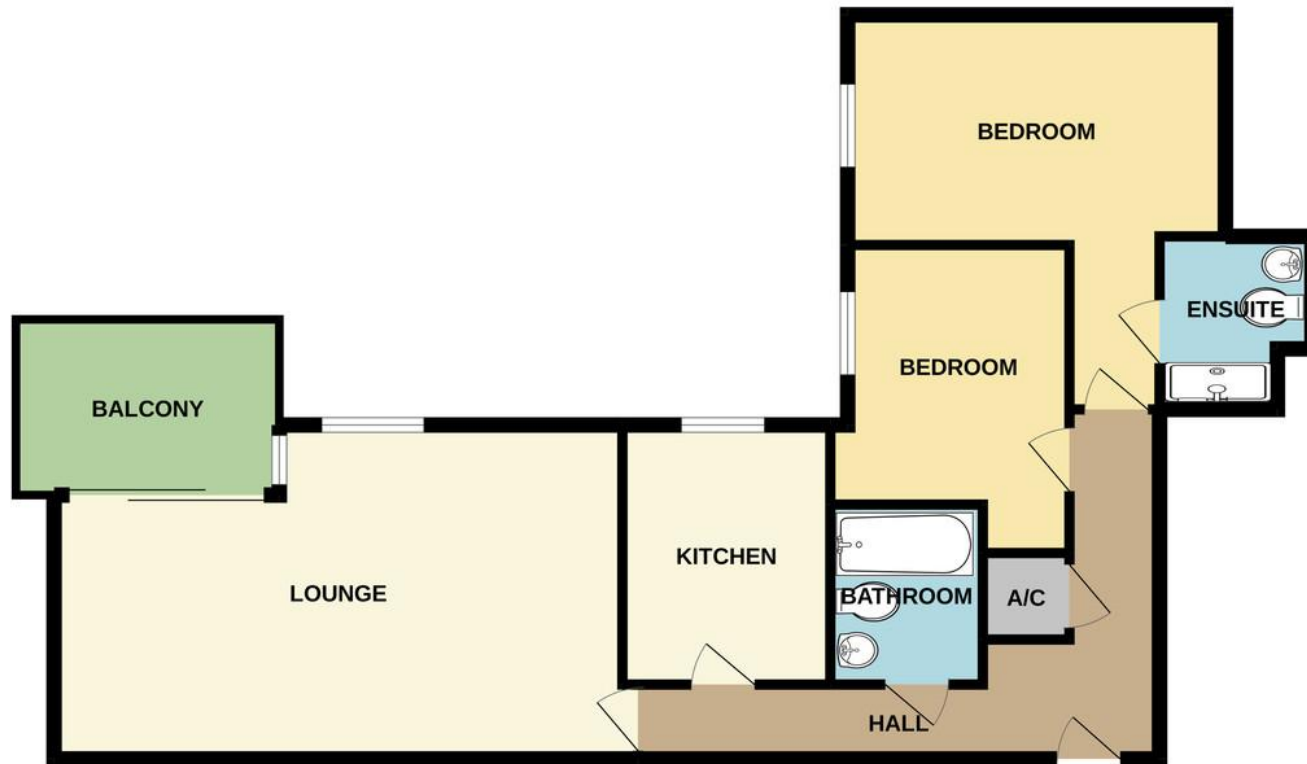
Tenure: Leasehold

Service Charge: £293 per month

Ground Rent: £250



GROUND FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	81	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Important Notice: 1. These particulars are issued on the understanding that all negotiations are conducted through Seths Estate Agents. 2. The particulars do not constitute part or all of an offer or contract. 3. All descriptions, floor plans and dimensions contained herein are approximate and given in good faith, without any responsibility; any intending purchaser must not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. 4. Seths have not tested the appliances, services and specific fittings; any intending purchaser must satisfy himself by inspection, independent advice or otherwise. 5. No person in the employment of Seths has any authority to make or give any representation or warranty whatsoever in relation to this property. 6. All offers placed need to be qualified by Seths or one of their advisors before being passed onto the Vendors. Intending purchaser will be asked to produce proof of funds and identification documents in order to comply with the Money Laundering Regulations 2003.

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