



**Watkin Road
Leicester
LE2 7AZ**

Offers in Excess of £175,000

bettermove

Watkin Road

Leicester

Bettermove are proud to present this charming two bedroom third floor flat in Westcotes, available with no forward chain.

The property is leasehold with 137 years remaining; the ground rent is £250 per year and the service charge is £295 per month. The council tax band is D.

The interior of this beautifully presented property comprises a spacious open plan lounge/dining room with a private balcony and separate fitted kitchen, two bedrooms with an en suite shower room to the master and a family bathroom. There is an allocated parking space.

Situated in the sought after area of Westcotes, the property is close to a number of amenities, including supermarkets, shops, pubs, restaurants and the Leicester Royal Infirmary. Excellent transport connections can be found from the Leicester railway station, the A563 and the M1.

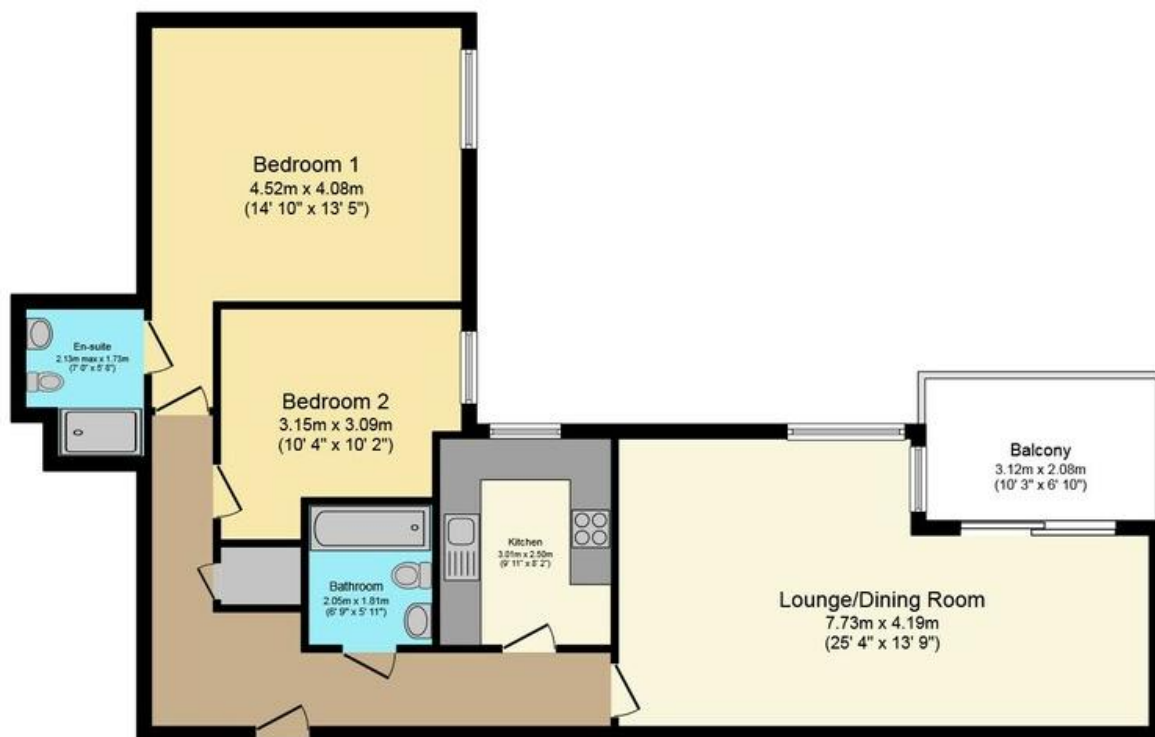
This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





First Floor

Floor area 77.8 sq.m. (837.0 sq.ft.) approx

Total floor area 77.8 sq.m. (837.0 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		



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