



Affitto Estate Agents are proud to offer to the market this SPACIOUS ONE BEDROOM flat with PARKING located in the popular residential area of Hamilton in Leicester. This property is ready to view now so contact us today!

This property is located on the 1st floor of this building and comprises of a large open plan lounge/kitchen area, a double bedroom and modern bathroom.

The lounge/kitchen is of a large size and incorporates modern wall and base units which provide ample storage. The kitchen is finished to a high standard and benefiting from having an electric hob and oven as well as an integrated fridge/freezer, washing machine and a dishwasher.

The lounge is located to the front of the property and is benefiting from having a large Juliet balcony giving this area plenty of natural light.

The bedroom is of a good double size and offers up ample space for storing all required furniture items such as beds, wardrobes and drawer units.

Finally, the bathroom finishes off this property nicely and incorporates a full-size bathtub with a shower over the head, a W/C and a hand wash basin.

This property is benefitting from having gas central heating, double glazing, car parking space and a lift in the building.

The property is located close to local amenities, schools and public transport links. Viewing is highly recommended on this attractive apartment, so contact us today!

Council Tax Band: A

Tenure: Leasehold (95 years)

Ground Rent:

Service Charge:

Lease term, ground rent and maintenance charge - TBC


Ground rent as of 2022 - £250

Maintenance charge as of 2022 - £1830



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	82	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.