



Affitto Estate Agents are proud to present to the market this SPACIOUS and MODERN ONE BEDROOM flat complete with ALLOCATED PARKING, situated in the highly sought-after residential area of Hamilton in Leicester. This fantastic property is ready for immediate viewing.

Located on the first floor of a well-maintained building, this stylish flat boasts a thoughtfully designed layout which includes a large open-plan lounge and kitchen area, a generously sized double bedroom, and a contemporary bathroom. The building itself is serviced by a lift, offering easy access to all floors, and there is the added benefit of secure parking.

The open-plan lounge/kitchen is particularly impressive, offering a bright and airy space perfect for both relaxing and entertaining. The kitchen area is fitted with an array of modern wall and base units, providing plenty of storage options. Finished to a high specification, the kitchen comes complete with an electric hob and oven, an integrated fridge/freezer, a washing machine, and a dishwasher, catering to all modern lifestyle needs.

The lounge enjoys an abundance of natural light thanks to the addition of a large Juliet balcony, which not only brightens the space but also offers an attractive view to the front of the property. This feature creates a wonderful atmosphere for enjoying warm days or simply unwinding after a long day.

The double bedroom is of an excellent size, comfortably accommodating all essential bedroom furniture such as a bed, wardrobes, and drawer units, with room left over for additional personal touches. Neutral décor throughout allows you to easily personalise the space to your taste.

The modern bathroom completes the apartment beautifully, featuring a full-sized bathtub with an overhead shower, a W/C, and a hand wash basin. The clean, stylish finish ensures a relaxing environment for your daily routine.

Further benefits of this attractive property include gas central heating, double glazing throughout, an allocated car parking space, and lift access within the building, offering added convenience.

Ideally positioned in a quiet, residential area, the flat is close to a wide range of local amenities, excellent schools, and public transport links providing easy access to Leicester city centre and beyond.

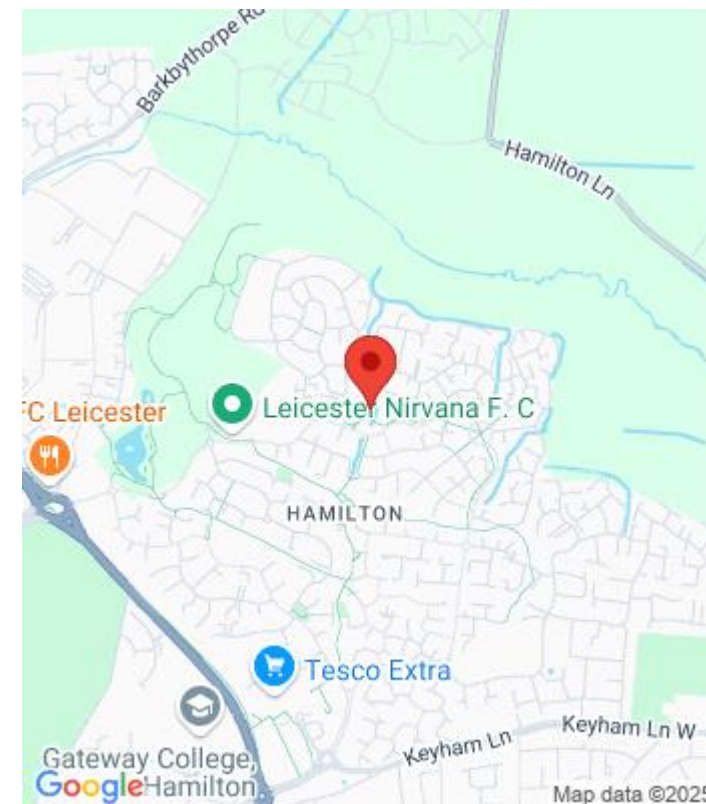
Early viewing is highly recommended to fully appreciate what this wonderful apartment has to offer.


CONTACT US TODAY!

Tenure: Leasehold (125 years)  
Service Charge: £1,466 per year  
Parking options: Residents



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+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	82	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small> 		

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.