

affitto estate agents

Watkin Road, Freemans Meadow, Leicester

£165,000

2 bedroom apartment for sale | Leasehold

This TWO-BEDROOM EXECUTIVE APARTMENT is proudly offered to the market, situated in the popular yet peaceful residential area of Freemans Meadow, Leicester.

The property is situated on the third floor of a secure, well-maintained residential block, offering peace of mind and a well-kept communal environment.

Upon entry, you are welcomed into a spacious entrance reception area that provides an excellent first impression. To the left is a large storage cupboard, ideal for additional household storage and housing the boiler and water tank, helping to keep the living space uncluttered.

The main bathroom is stylish and well appointed, featuring a full-size bathtub with an overhead shower. The shower benefits from strong water pressure, powered by the Megaflo water system, making it both practical and comfortable for everyday use.

The main bedroom is a generously sized double, flooded with natural light from large windows. It is fully furnished and includes a large built-in wardrobe, offering ample storage while maintaining a bright and airy feel.

The second double bedroom is equally impressive, featuring a striking floor-to-ceiling glass wall that enhances the sense of space and light. This room provides direct access to the patio area, is fully furnished, includes a large built-in wardrobe, and benefits from a modern en-suite shower room.

The lounge is spacious and inviting, designed in an open-plan layout with the kitchen and dining area. Large windows and a sliding door to the balcony allow for plenty of natural light, creating a bright and comfortable living and entertaining space.

The kitchen is modern and tastefully finished, with ample cupboard and worktop space. It comes fully equipped with integrated white goods, making it both functional and visually appealing.

The apartment is fully furnished throughout to a high standard, with tasteful finishes and furnishings that complement the space. It is ready to move into immediately, providing everything required for comfortable living.

One of the STANDOUT FEATURES of this apartment is its size, boasting one of the largest two-bedroom layouts within the development. The generous floorplan provides spacious and versatile accommodation throughout, setting it apart from many similar properties in the area.

Further benefits include a secure, covered allocated parking space, along with ample additional parking available outside the building.

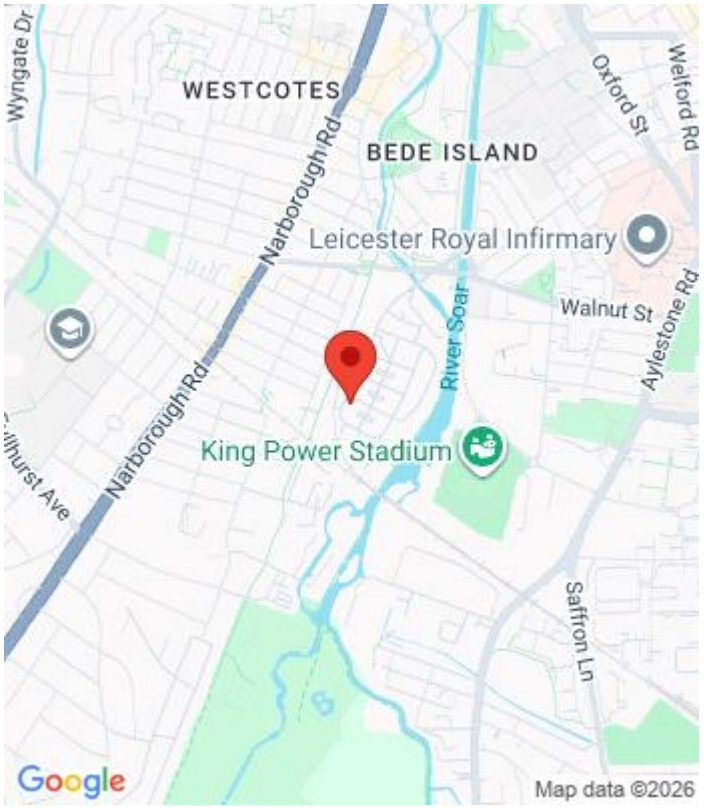
Tenure: Leasehold (131 years)
Ground Rent: £250 per year
Service Charge: £3,500 per year
Parking options: Residents

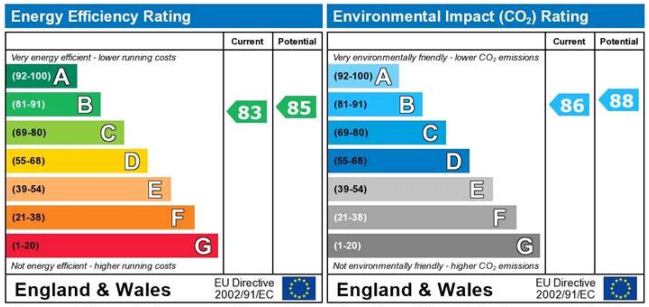







Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, 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.





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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2)

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Viewing by appointment only
Affitto Estate Agents
3 Oswin Road, Leicester, Leicestershire LE3 1HR
Tel: 0330 124 3549 Email: info@affittoea.co.uk Website: www.affittoletting.com