

JAMES
SELLICKS

FREEMENS MEADOW
LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

Apartment 3

Block 35, Watkin Road
Freemens Meadow
Leicester LE2 7AH

An attractive two bedroom, two bathroom duplex apartment situated on the top floor of this select development, located on the outskirts of Leicester city centre.

Communal entrance hall | private entrance hall | sitting/dining room | three balconies | kitchen | two bedrooms | two bathrooms | secure undercroft parking | EPC-B

LOCATION

The Freemens Meadow development is located just off Upperton Road, an area offering an excellent array of local amenities and being within walking distance of the River Soar and the Aylestone Meadows Nature Reserve. It is approximately a mile and a half south-west of the city centre with excellent access to the M1/M69 motorway networks approximately three miles away and within easy walking distance.

ACCOMMODATION

Block 35 has a communal entrance hall with intercom system. The apartment is entered via a spacious private entrance hall housing two storage cupboards and the stairs to the first floor. The master bedroom has a window to the side elevation and an en-suite with a white three piece suite comprising tiled corner shower enclosure, enclosed WC and pedestal hand wash basin, inset spotlights, extractor fan, ladder style heated towel rail, tiled floor. Bedroom two has a window to the side elevation.

The bathroom has a white three piece suite comprising a panelled bath with shower over, enclosed WC and pedestal hand wash basin, inset spotlights, extractor fan, ladder style heated towel rail, part tiled walls and tiled floor.

To the upper floor, the stunning sitting / dining / living area enjoys an abundance of natural light provided by two sets of French doors to the side elevation leading to a large main balcony and a further sliding patio door leading onto a smaller balcony to the front. The kitchen boasts an excellent range of Shaker style eye and base level units and drawers with ample preparation surfaces, mosaic tiled splashbacks, an inset stainless steel one and a quarter bowl sink and drainer unit with mixer tap over, stainless steel oven with induction hob, stainless steel splashback and stainless steel canopy extractor over, dishwasher and automatic washing machine, tiled flooring, a feature porthole window to the rear and a door leading to a third balcony.

OUTSIDE

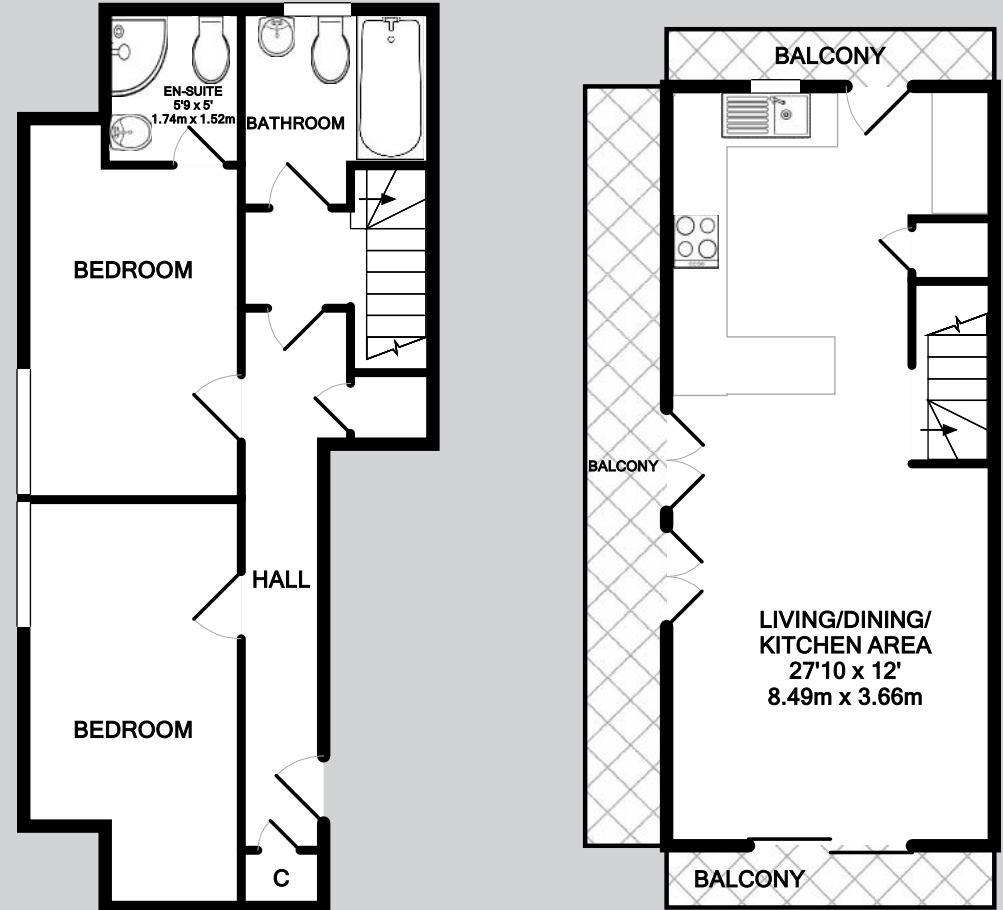
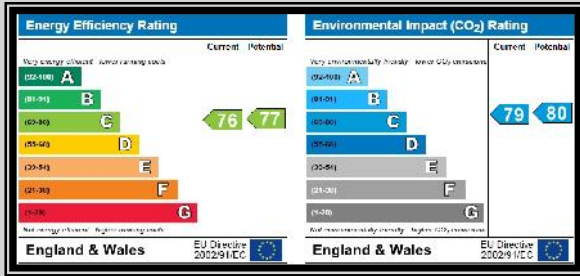
The property enjoys three balconies providing sunny aspects, and one secure allocated undercroft parking space.

DIRECTIONAL NOTE

Proceed out of Leicester via the A50 Welford Road, taking a right hand turn at the traffic light complex into Almond Road. Bear right onto Aylestone Road and eventually left at the traffic light complex into Walnut Street passing over the River Soar and into Upperton Road. Turn left into Watkin Road where Block 35 can eventually be located.







Apartment 3, Block 35, Watkin Road, Freemans Meadow, Leicester LE2 7AH
 Total Approximate Gross Internal Floor Area = 785 SQ FT / 73 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.



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Measurements and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.