



Apartment 14, 31 Watkin Road  
, Leicester, LE2 7HY  
**£1,300 Per Month**





A fantastic two-bedroom, two bedroom apartment, located in the highly popular and sought after Freemans Meadow development overlooking the King Power Football Stadium.

The property includes a large entrance hall, bathroom, large bedroom with en-suite, second bedroom, large open plan lounge kitchen with balcony, accessed via bedroom one and lounge.

Allocated Underground Parking & 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.

- Available Immediately
- Two Bedroom Apartment
- Well Presented Throughout
- En-suite to Bedroom One
- City Centre Location
- Allocated Parking
- Internet - Standard, Super & Ultra is all available, See ofcom for more details
- EPC Rating - B



**Location**

The accommodation is located on a popular development built in approx. 2003 and made up of a pleasant mix of apartments and houses. Extremely convenient for Leicester City Centre, The Leicester Royal Infirmary, De Monfort University and Leicester's Football and Rugby Stadia, and having easy access to the motorway networks via the nearby A5460.

**Entrance Hall**

A spacious entrance hall providing access to bathroom, both bedrooms and lounge kitchen diner.

**Open Plan Lounge Kitchen Diner**

With access to balcony, window to the rear elevation, lounge flows into the Kitchen 8'x 9'10" and comprises of wall and base units, four ring gas hob with overhead extractor fan, integrated fridge, freezer, oven, stainless steel sink and drainer, under counter washing machine and dishwasher.

**Bedroom One & En-suite**

With a large window giving access to a large balcony, access to en-suite. With walk-in shower, was hand basin, low level WC, heated towel rail.

**Bedroom Two**

Window to rear aspect, radiator.

**Bathroom**

A large bathroom with bath and overhead shower, wash hand basin, low level WC, heated towel rail.

**Balcony & Parking**

Large Balcony Accessed via bedroom one and lounge, overlooking the King Power Football Stadium.

Allocated parking space for one vehicle. Vehicle access via Helmdon Road. Pedestrian access to building is via the main reception area.

**Tenancy Information**

- Price : £1300.00
- Holding Deposit: £300.00
- Deposit : £11500.00 (including the holding deposit)

**Viewings Arrangements**

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.





Floor Plan



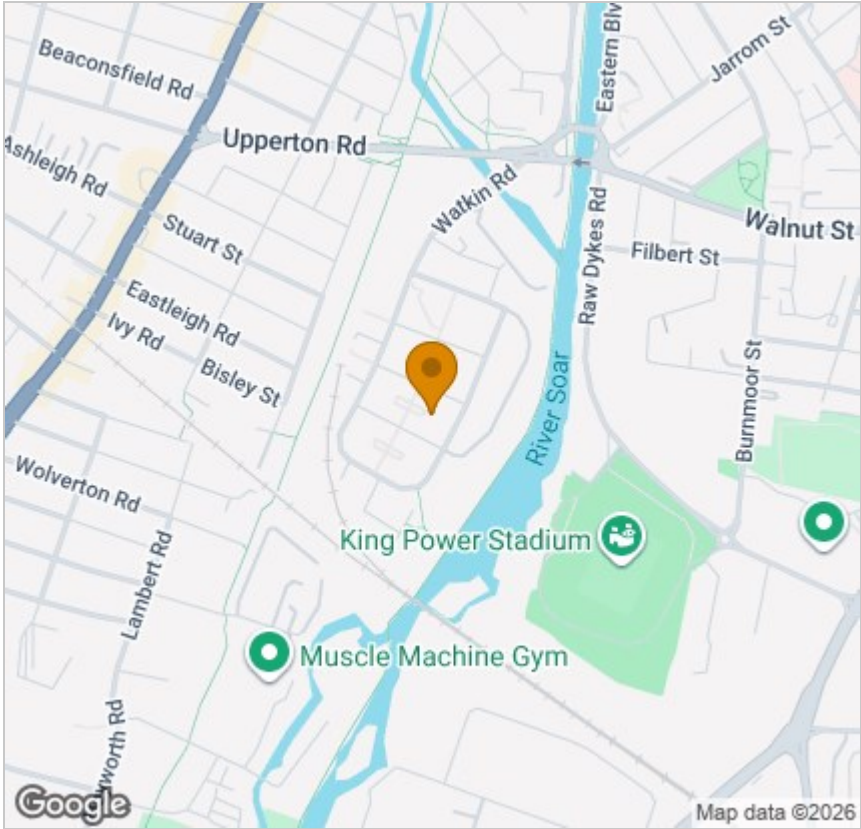
Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

