

FOR SALE

ONE BEDROOM FLAT WITH ALLOCATED PARKING

£95,000

450 sq.ft

(41.8 sq.m)



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FLAT 15

M Hamilton, Sandhills Avenue,
Leicester, Leicestershire,
LE5 1PL

LCP.
part of MCore

**02072
335255**

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EXECUTIVE SUMMARY

- Spacious and modern one bedroom flat
- Allocated parking
- Open plan kitchen and lounge
- Double bedroom
- Juliet balcony
- Electric hob and oven
- Integrated fridge/freezer
- Washing machine
- Dishwasher

PRICE

£95,000

SERVICE CHARGE

Purchasers will be required to contribute to the building and estate maintenance, further details are available on request.

TENURE

The property is available by way of a new 125-year lease.

ENERGY PERFORMANCE

EPC rating of B-82

LEGAL COSTS

Each party is responsible for their own legal costs

LOCATION

North Hamilton is located to the north of Leicester City centre. The property forms the main neighbourhood parade servicing Hamilton District Centre - a popular and densely populated residential area. Leicester is located approximately 161 km (100 miles) to the north of London, 40 miles from Birmingham (to the west) and 25 miles south of Nottingham.

The city is served by excellent communications with Junction 21 of the M1 and M69 approximately four miles southwest of the city centre. The city has good rail links providing frequent train services to London St Pancras with a journey time of 70 minutes.

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Viewing

Strictly via prior appointment
with the appointed agents

LCP

part of **M**Core



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