



4 BURBAGE HOUSE SOUTHFIELD ROAD, HINCKLEY, LE10 1UF

OFFERS OVER £130,000

Stylish 2005 ground floor apartment. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, parks, leisure centre, public houses, restaurants and with good access to major road links. Immaculately presented and benefits including security entry system, white panelled interior doors, feature wall panelling, wired in smoke alarm, electric Economy 7 heating, UPVC SUDG and refitted shower room. Offers entrance hall and open plan fitted living dining kitchen. Two double bedrooms and shower room. Allocated parking space. Viewing recommended. Blinds included.



TENURE

LEASEHOLD

155yrs from 2005 - 135yrs remaining

Service charge - £1350 per annum

Ground rent - £240 per annum

COUNCIL TAX BAND - B

ACCOMMODATION

OUTSIDE

Entrance into communal hallway on ground floor. Door to flat No 4

ENTRANCE HALLWAY

Wall mounted Economy 7 electric storage heater, keypad for burglar alarm system, security entry telephone, wall mounted consumer unit and telephone point. White panelled interior door to airing cupboard housing the PulsaCoil cylinder for domestic hot water and wired in smoke alarm. Attractive white panelled interior doors to:



OPEN PLAN LIVING DINING KITCHEN

13'6" x 17'8" (4.14 x 5.40)

Living area having bay window, attractive wall panelling and TV aerial point. Kitchen area having a fashionable range of floor standing cupboard units in gloss white with roll edge working surfaces above and tiled splashbacks. Inset four ring Indesit hob with electric oven and grill beneath. Inset one and a half bowl single drainer sink unit with mixer tap above and cupboard beneath. Further range of wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine and laminate wood strip flooring. Wall mounted Economy 7 electric storage heater and extractor fan.



BEDROOM ONE

12'5" x 10'3" (3.80 x 3.14)

Attractive wall panelling and Economy 7 electric storage heater.



BEDROOM TWO

13'6" x 6'9" (4.13 x 2.06)

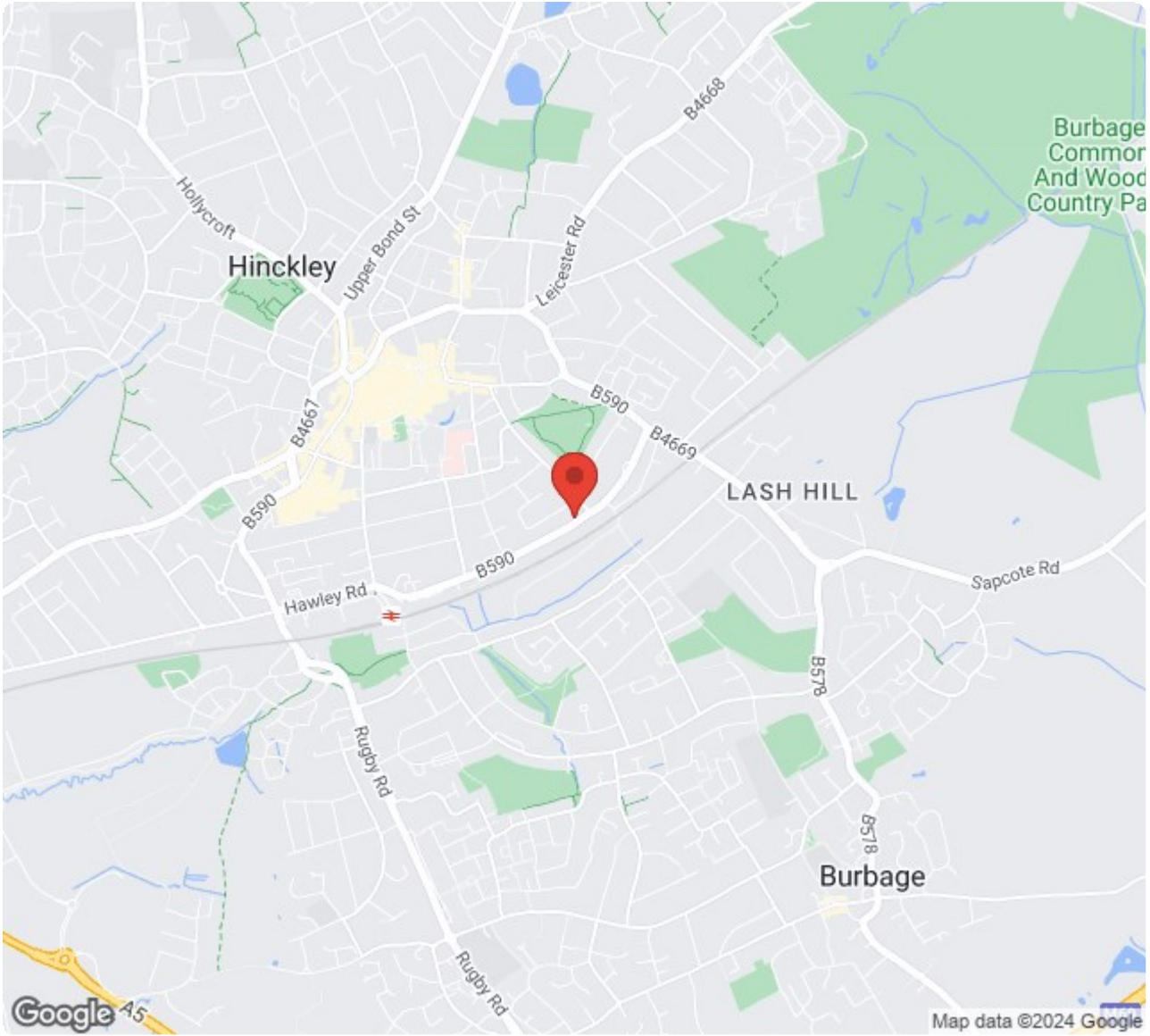
Economy 7 electric storage heater.



REFITTED SHOWER ROOM

7'9" x 5'6" (2.38 x 1.69)

Large shower cubicle with mains rain shower above and glazed shower door, vanity sink unit and low level WC. Fully tiled surrounds, chrome heated towel rail, inset ceiling spotlights, vinyl flooring, shaver point and extractor fan.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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