

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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2C AMBER WAY, BURBAGE, LE10 2LG

OFFERS OVER £130,000

This property is currently on a scheme whereby you own 100% of the property but for only 70% of its market value. It can only ever be resold for this 70% value and there is no rent to pay on the other 30%.

NO CHAIN! An impressive 2016 Persimmon Homes built first floor apartment. Sought after and highly convenient location within walking distance of the town centre, The Crescent, Doctors, Dentists, local parks, train and bus station, parks, leisure centre and easy access to the A5 and the M69 motorway. Immaculately presented, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, security entry system, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, open plan fitted living dining kitchen with study/dining area. 2 double bedrooms (main with en suite shower room) and bathroom. Allocated parking, communal gardens and bin store. Viewing highly recommended. Carpets, blinds, curtains and white goods included.



TENURE

Leasehold

115 Years remaining on the lease

Ground rent approx £100 per year

Service Charge approx £1050 per year

To meet the criteria for this property the purchaser must have some connection to the Hinckley & Bosworth area (e.g. living or working).

ACCOMMODATION

A communal front door leads to the entrance hallway for the block and a stairway leads the first floor. A front door offers access to

ENTRANCE HALLWAY

With single panelled radiator, security entry system for the main communal front door, thermostat for the central heating system. A white panelled interior door leads to a storage cupboard which houses the consumer unit and a further white panelled interior door leads to



OPEN PLAN LOUNGE DINER AND KITCHEN

18'6" x 21'9" (5.65 x 6.64)

The kitchen area with a range of floor standing gloss effect kitchen units and drawers with roll edge working surfaces above and an inset stainless steel drainer sink with mixer tap. There is an integrated oven with gas hob and extractor above. Beko washing machine and Bosch fridge freezer. There is also a cupboard housing the gas combination boiler for central heating and domestic hot water and a further range of matching wall mounted cupboard units. Appliance recess points and vinyl flooring.

The lounge area has two double panelled radiators, fibre broadband, TV aerial point and UPVC SUDG French doors a Juliet balcony. There is also a study/ dining area.



BEDROOM ONE TO REAR

12'1" x 10'9" (3.70 x 3.28)

With single panelled radiator, TV aerial point, thermostat for central heating system and a white panelled interior door leads to



EN-SUITE SHOWER ROOM

8'1" x 3'10" (2.48 x 1.17)

With a shower cubicle with mains shower attachment above and folding shower screen to side, fully tiled surrounds, low level WC, pedestal wash hand basin, tile effect vinyl flooring, single panelled radiator and extractor fan.



BEDROOM TWO TO FRONT

11'1" x 10'2" (3.39 x 3.10)

With single panelled radiator.



BATHROOM TO REAR

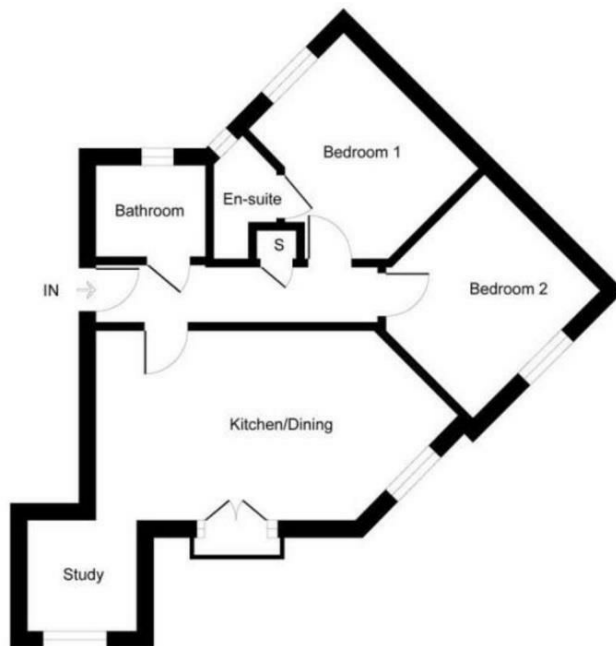
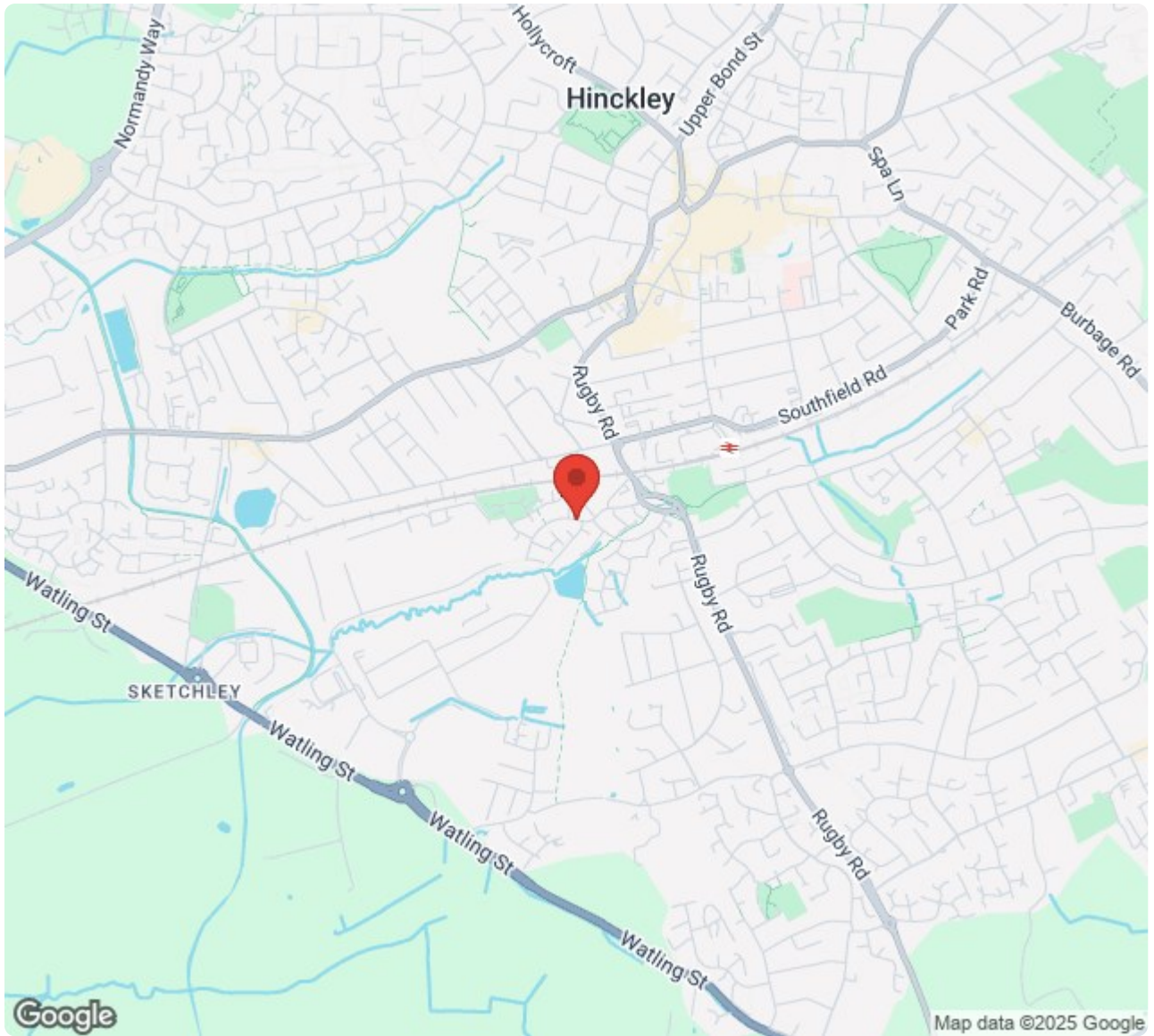
5'6" x 6'10" (1.69 x 2.09)

With a panelled bath with mixer tap above and half tiled surrounds, low level WC, pedestal wash hand basin, tile effect vinyl flooring, single panelled radiator and extractor fan.



OUTSIDE

There are well kept communal gardens, an allocated parking space and bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(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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