



## 15 Regency Court

, Burbage, LE10 2AH

£595 Per Month



A attractive tastefully decorate first floor luxury flat in sought after location and having the benefit of night storage heating, PVCu double glazing, allocated car parking space and modern kitchen and bathroom with shower. VIEWING ESSENTIAL.



## Communal ground floor entrance

Staircase to first floor flat

## Reception hall 6'7" x 5'11" (2.01 x 1.80)

Laminate floor and airing cupboard.

## Modern kitchen (rear) 10'6" x 6'9" (3.20 x 2.05)

PVCu double glazed window, stainless steel sink unit, range of base and wall units, (4 base and 4 wall), associated work surfaces, integral breakfast bar, split level electric hob, electric oven ( fan assisted), extractor hood and plumbing for washing machine,

## Modern bathroom (side) 6'7" x 5'7" (2.01 x 1.70)

Full suite in white, panelled bath with an electric shower and side screen, wash hand basin, low flush wc, obscure PVCu double glazed window and wall mounted electric wall heater.

## Double bedroom (rear) 10'8" x 9'10" (3.24 x 3.00)

PVCu double glazed window, radiator, night storage heaters and fitted single wardrobes.

## Spacious lounge / dining room (front) 11'6" x 13'0" (3.50 x 3.95)

Twin PVCu double glazed window, night storage heater, 2 wall light points and coving.

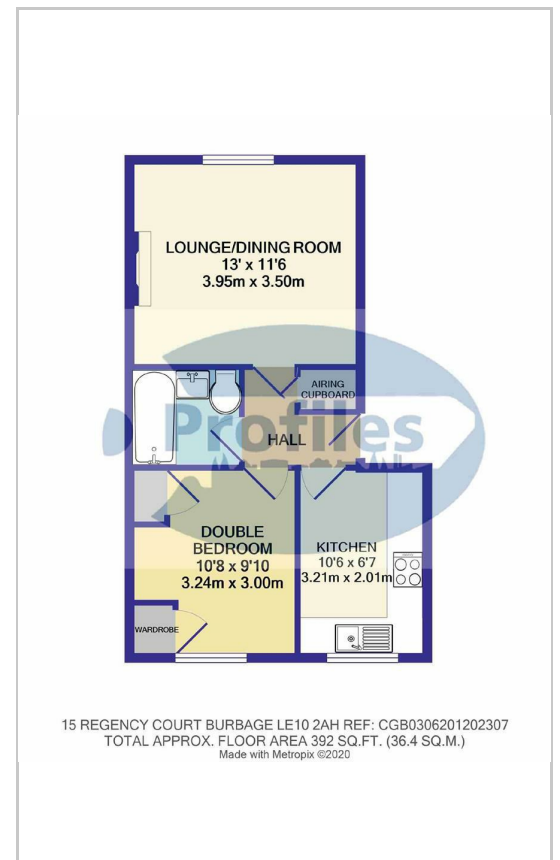
## Outside

Communal gardens and allocated car parking space.

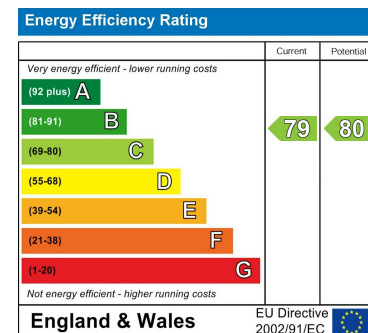
## Area Map



## Floor Plans



## Energy Efficiency Graph



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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