



Offers Over £170,000

2 Bedroom Ground Floor Flat for sale
7 Pickering Place, Burbage



EweMove
SALES AND LETTINGS



Overview

NO CHAIN! Nestled in a quiet cul-de-sac with views over a park and just a short walk to the heart of the village, this recently redecorated ground floor 2 bed apartment with allocated parking is an excellent first home, downsizer or investor opportunity.



Key Features

- Ground Floor 2 Bedroom Apartment with Views Across a Park
- Immaculate Condition - Redecorated Throughout
- Leasehold with 132 Years Remaining
- Allocated Parking for 1 Vehicle plus Visitor Parking
- Quiet Cul de Sac Location
- Available with NO UPWARD CHAIN!
- A Short Walk to the Heart of the Village
- Close to Excellent Local Schools and Amenities
- Excellent Investor Opportunity with Approx 6% Yield
- ASK TO SEE THE VIDEO TOUR!







Available with NO CHAIN! ASK TO SEE THE VIDEO TOUR! After parking in the allocated space directly in front of the apartment, you enter the building via a secure door entry intercom system into the communal entrance lobby for the 6 apartments. A further door leads into the private entrance hall of the apartment with a storage cupboard and access to all rooms. Firstly, to the right and rear of the property, there is access to the bathroom, a shared ensuite with a further door directly onto bedroom 1. The modern white suite includes a bath, separate shower enclosure, hand basin and WC. Bedroom 1, also to the rear, is a generous double bedroom with views over the small local park. At the end of the building is a dual aspect lounge diner with windows to both front and rear and an open plan layout leading to the kitchen which has a contemporary range of wall and base units, integrated washing machine, under counter fridge freezer (also included) and an electric oven and hob. Finally, bedroom 2 is a small double or large single to the front of the property.

Ideally situated within a 15-minute walk of Windsor Street, home to several excellent Pubs and Restaurants as well as a great Chip Shop! Burbage holds a Farmers Market on the first Saturday of every month and many annual events, including a Carnival and a Bonfire & Fireworks display. Burbage is effectively a suburb of the larger urban area of Hinckley which offers a regular market, a vast array of shops and restaurants and the exciting £80 million cinema and retail complex, The Crescent. The current regeneration of Hinckley town centre also includes a new Leisure Centre which opened in Spring 2016. Hinckley railway station, with its links to Leicester, Birmingham and beyond, is just a short 25-minute walk away. Hinckley also boasts an excellent Golf Club and a Marina, with a canalside bar and restaurant and ducks a plenty.



The highly acclaimed Burbage Church of England Infant School on Grove Road is just a 10-minute walk away, as is the Burbage County Junior School, whilst Sketchley Hill Primary is just over a mile. For secondary school students, the excellent Hastings High School is just a 10-minute walk.

There are a number of green open spaces in Burbage; there is a children's park just yards away and Hinckley Road Recreation Ground a 4-minute walk, Britannia Fields, Sketchley Hill Farm Recreation Ground, Brookside Recreation Ground and The Horsepool are all within a 15-minute walk and just half a mile away you will find Burbage Common and Woods - 200 acres of semi- natural woodland and unspoilt grassland.

Agents Note - On receipt of an accepted offer we will require ID and Anti-money laundering checks to be submitted, these are charged at £20 per person

Material Information*

Tenure: Leasehold

Parking: Allocated parking for 1 vehicle plus visitor spaces

Rights & Easements: Communal access entrance lobby

Council: Hinckley & Bosworth Borough Council

Tax Band: B currently £1,771.64 per annum

Construction: Brick & Timber (assumed)

Roof: Pitched/Tiled

Electricity: Mains

Water: Mains

Drainage: Mains

Flood Risk (Surface Water): Low

Total Plot (Approx): 57sqm

Estimated Broadband Speed: Ultrafast 1800 mbps

Mobile Signal: EE - Good / O2 - Excellent / Three - Good / Vodafone - Good

There is a quarterly Management Service charge of £486.00 covering grounds maintenance, window cleaning, weekly communal area cleaning, buildings insurance, general repairs, smoke vent testing, emergency lighting, communal electricity bill, accountant fees, bank charges, management agents fees and a reserve fund.

Ground rent is £ 200.00 per annum

*In accordance with the Consumer Protection from Unfair Trading Regulations 2008, we are required to ensure that all material information in relation to this property is disclosed accurately and transparently. "Material information" refers to anything a potential buyer or tenant would need to know to make an informed decision about the property.

We endeavour to provide details that are true, accurate, and not misleading. However, please note:

The information provided has been prepared in good faith and is based on details supplied by the seller, landlord, or third parties.

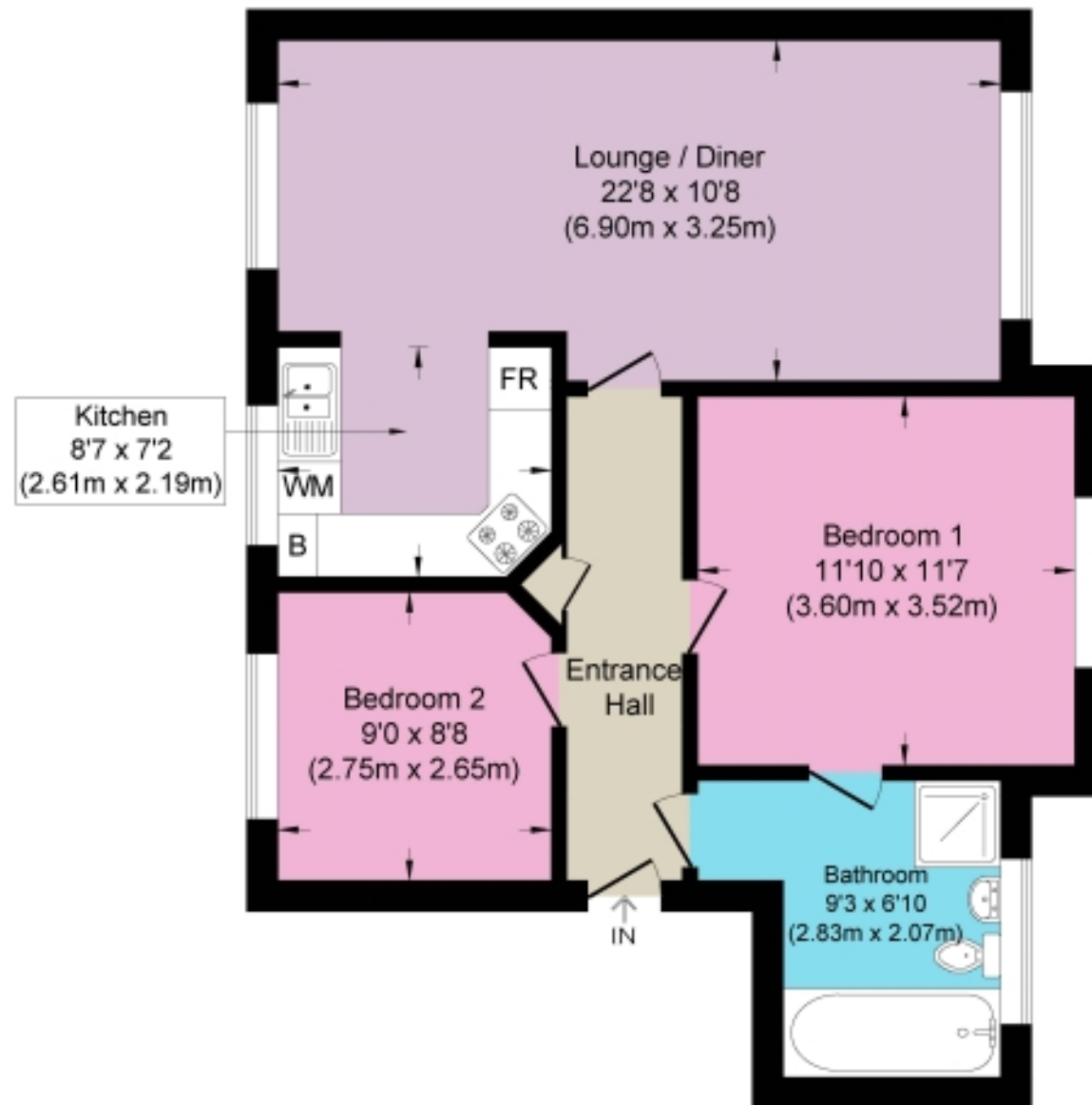
We have not tested any services, appliances, or equipment included in the sale or letting.

All measurements, distances, and areas stated are approximate and for guidance only.

Planning permissions, building regulations, or other legal matters should be verified by the buyer's or tenant's solicitor or relevant authority.

Buyers and tenants should carry out their own due diligence and are strongly

Floorplans



7 Pickering Place

Approximate Gross Internal Area = 61.73 sq m / 664.45 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

EPC

The EPC will be available within 28 days or the property may be exempt, please speak to us for more details.

Marketed by EweMove Hinckley

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