



**Connells**

Flat 46 Birkby Close  
Hamilton Leicester

# Flat 46 Birkby Close Hamilton Leicester LE5 1PS

for sale offers over  
**£115,000**



## Property Description

INVESTORS ONLY as tenants in until next June

The flat is situated close to a nursery school, shops and food establishments. The property hosts an open plan lounge/dining room and kitchen area. The hallway also leads off to a double bedroom, bathroom and storage cupboard.

Allocated parking is included.

## Hallway

With doors leading to the bathroom, bedroom, lounge/dining room and a storage cupboard.

## Lounge/ Dining Area

14' 3" x 10' 1" ( 4.34m x 3.07m )

Carpeted with spotlights and a radiator. Open plan style leading into the kitchen. Double glazed French doors provide a natural source of light.

## Kitchen

10' 1" x 6' 3" ( 3.07m x 1.91m )

Open plan style leading from the lounge/dining room. Tiled flooring, wooden wall and base units with black counter tops, spotlights, sink and drainer with mixer tap, integrated oven with electric hobs and extractor fan, space for washing machine and fridge/freezer.

## Bedroom

10' 11" x 10' 5" ( 3.33m x 3.17m )

Carpeted with a radiator and a double glazed window.

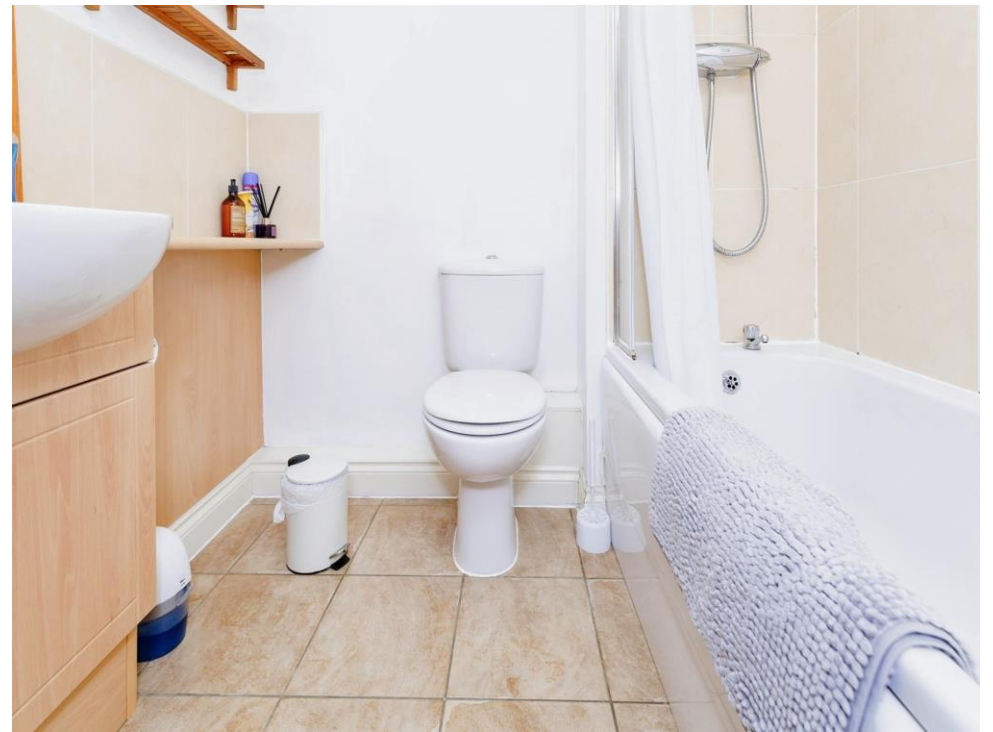
## Bathroom

Tiled flooring, wooden unit, tiled in splash areas. Bath with shower, wc and wash hand basin.

## Outside

The property comes with allocated parking.









To view this property please contact Connells on

**T 0116 262 0022**  
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**EPC Rating: D**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR320714](https://www.connells.co.uk/Property/LTR320714)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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