

FOR SALE

Birkby Close Hamilton LE5 1PS



ASKING PRICE: £127,500

- An Impressive Ground Floor Flat
- Located In The Sought After Area of Hamilton, Near To Many Amenities
- Approximately 624 sqft (58 sqm)
- Spacious Lounge, Kitchen, 2 Bedrooms & Bathroom
- Car Standing For 1 Vehicle & Communal Garden
- Ideal For Investors/FTB & Offered With No Chain



Location

Located in the highly sought-after residential area of Hamilton, this property benefits from being in close proximity to many amenities such as shops, nurseries, schools and much more.

Description

A superb ground floor flat of approximately 624 sqft (58 sqm) located in a popular residential area of Leicester. The property briefly comprises of a good sized lounge, fully fitted kitchen, 2 bedrooms and bathroom. Externally, there is allocated car standing for 1 car and a communal garden.

Accommodation

All measurements are approximate:

Entrance Hall

Double glazed window to front, airing cupboard.

Lounge

Double glazed French doors to rear, radiator, power point, spotlights, open to kitchen.

Kitchen

Wall mounted units, base drawers and units, electric oven, four burner gas hob with extractor fan over, stainless steel splashback surrounds, stainless steel sink unit with hot and cold mixer tap, plumbing for washing machine, power point, spotlights.

Bedroom One - 12' 2" x 9' 9" (3.71m x 2.97m)

Double glazed window to front, radiator, power point, pendant light fitting.

Bedroom Two - 7' 2" x 17' 10" (2.18m x 5.43m)

Double glazed window to front, radiator, power point, pendant light fitting.

Bathroom

Panelled bath with hot and cold mixer tap, shower over, shower screen, wash hand basin with hot and cold mixer tap, low level WC, extractor fan, spot lights.

Outside

Allocated car standing for 1 car and communal garden.

Tenure

We have been advised that there is a 155-year lease from 2008 with 140 years remaining.
Ground Rent: Twice yearly of £75.00
Annual Service Charge: £1,354.00

EPC

Band C.

Council Tax

The property falls within Band B.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

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