

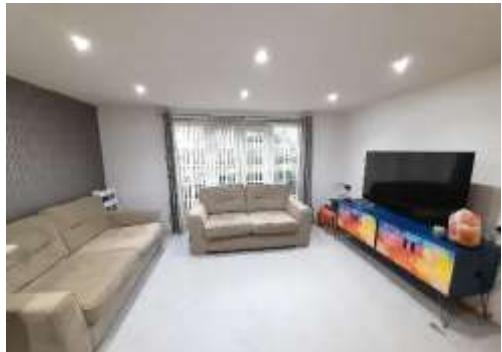
## FOR SALE

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.



**Important Information:** All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the owner's ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

**Health & Safety:** You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

## 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

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: [info@shonkibrothers.com](mailto:info@shonkibrothers.com)