



wards
Residential

Flat 21, Hinckley Road, Burbage, LE10 2AJ
£190,000

Leasehold. NO CHAIN. A well proportioned and extremely well presented two bedroom maisonette located in the sought after The Leys gated development in the heart of Burbage old village centre, in a private location but within easy walking distance of the range of amenities the village has to offer. The accommodation briefly comprises: Entrance Hall, open-plan Kitchen/Dining/Living Room, two Bedrooms, Master with Ensuite, Family Bathroom. Externally, there is a store and two nominated car parking spaces. Double glazing and electric heating.

Entrance Hall

With composite front door, laminate flooring and stairs to the accommodation. Externally there is a store.

Kitchen

Open plan kitchen space comprising wood effect base and wall units with granite effect work surface over. Along with moveable wood effect island with granite effect work surface over. Stainless steel sink and drainer along with a range of appliances including oven and NEFF electric hob with NEFF extractor over. Beko washer dryer, Indesit dishwasher and fridge freezer. Tiled flooring and white tiled splashbacks. Skylight window.

Living Area

6.57 x 5.28 Metres

Living space benefiting from an intercom control panel and ceiling spotlights throughout along with two wooden double glazed windows to the front elevation.

Master Bedroom

3.84 x 3.36 Metres

Double bedroom with fitted with an excellent range of David Julian built in wardrobes (bedside tables movable to create space for a double bed). Ceiling spotlights and wooden double glazed window to the front elevation.

Ensuite

2.69 x 1.16 Metres

Three-piece white suite comprising low flush WC, pedestal sink and shower in a shower cubicle. Mirrored cabinet and heated towel rail. White tiling to majority half height, full height to shower and black tiled flooring. Two extractor fans and wooden double glazed window to the front elevation.



Bedroom 2

2.6 x 3.4 Metres

With an excellent range of David Julian built in wardrobes and desk. Ceiling spotlights and wooden double glazed window to the front elevation.

Bathroom

1.71 x 2.33 Metres

Three-piece white suite comprising low flush WC, pedestal sink and bath with shower over. With mirrored cabinet, freestanding cabinet and a heated towel rail. White tiling to majority half height, full height around the bath and black tiled flooring. Extractor fan, ceiling spotlights and Velux sky light.

Outside

The property is located within the sought after The Leys gated development in the heart of Burbage village centre. The property benefits from two nominated car parking spaces in the communal car park. There is visitor car parking for the use of visitors to the development. The development benefits from attractive communal gardens.

Leasehold Information

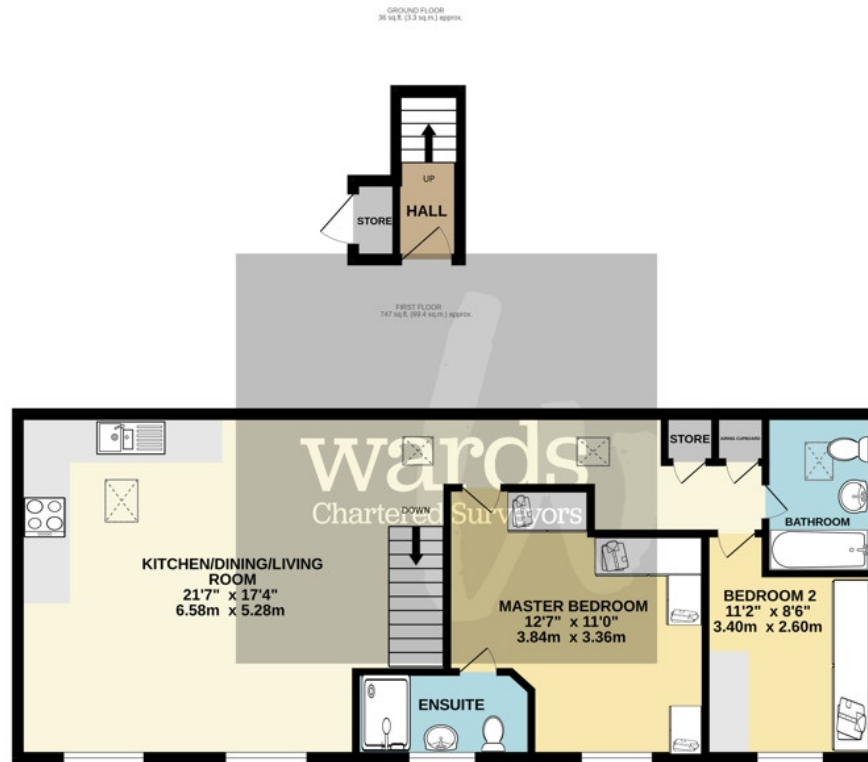
We are advised that the property is held leasehold for a period of 999 years from 1 May 2003, The development is managed by the selling agent, Ward Surveyors Ltd, management charges are as follows:
Ground Rent - £100 per annum
Service Charge - £1,150 per annum

EPC Rating - C(71)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property





TOTAL FLOOR AREA : 783 sq. ft. (72.7 sq. m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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