

Flat 1 Regency Court, Burbage, LE10 2AH  
£135,000



**NO CHAIN. LEASEHOLD - APPROXIMATELY 973 YEARS UNEXPIRED.** This modern and spacious one bedroom ground floor flat with parking to the rear and communal gardens has a spacious lounge, hallway with large storage cupboard, bathroom with shower over, double bedroom to the rear with spacious fitted wardrobes and a modern fully fitted kitchen. UPVC double glazing and electric heating.

### **Lounge**

**3.17 x 3.9 Metres**

With a feature electric fireplace and UPVC double glazed windows to the front elevation.

### **Bedroom**

**2.92 x 3.21 Metres**

With fitted wardrobes and UPVC double glazed window to the rear elevation.

### **Kitchen**

**3.21 x 2.1 Metres**

Fitted with wooden effect wall and base units, black laminate work surfaces, tiled splash backs, tiled flooring, stainless steel sink and drainer, induction hob and UPVC double glazed window to the rear elevation.

### **Bathroom**

**1.69 x 2.03 Metres**

Fitted with a four-piece white suite including a low flush WC, pedestal sink, shower over bath, tiled flooring, tiled splash backs and an extractor fan.

### **Storage Cupboard**

**1.12 x 2.21 Metres**

Including ample storage and a water tank.

### **Outside**

The property is set within attractive communal gardens and benefits from a communal car park to the rear of the block.



### **Leasehold Information**

We are advised that the lease was granted for a period of 999 years from January 1999.

The development is managed by the selling agent, Ward Surveyors Ltd.

The service charge is £1,048 per annum and increases to £1,080 per annum from 1 April 2026.

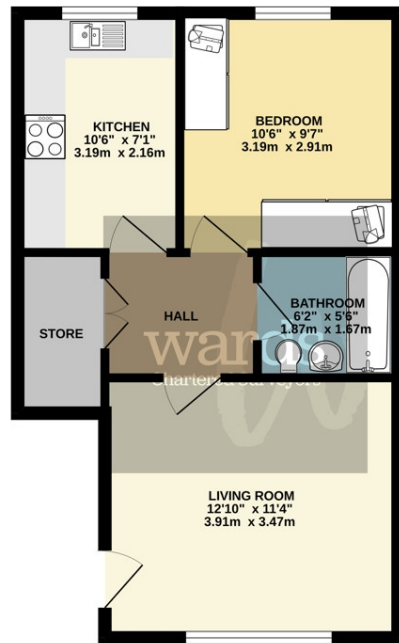
### **EPC Rating - C**

### **Council Tax Band - A**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 417 sq.ft. (38.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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