

# CASTLE ESTATES

1982

**A RARE OPPORTUNITY TO PURCHASE A ONE BEDROOMED GROUND FLOOR APARTMENT SITUATED IN A SOUGHT AFTER BURBAGE LOCATION**



**15 OAK CLOSE  
BURBAGE LE10 2JX**  
**Offers Over £70,000**

- Communal Entrance Hall
- Kitchen
- Shower Room
- Electrically Heated
- Lounge
- Bedroom
- Off Road Private Parking
- Popular Residential Location



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## VIEWING

By arrangement through the Agents.

## DESCRIPTION

A rare opportunity to purchase a property enjoying a quiet cul-de-sac location, situated in a sought after Burbage location close to local amenities.

The electrically heated apartment consists of a communal entrance hall, lounge, kitchen, bedroom and shower room. Outside there is private parking.

More specifically the upvc double glazed accommodation comprises:

## COUNCIL TAX BAND

Hinckley and Bosworth Borough Council - Band A

## COMMUNAL ENTRANCE HALL

## LOUNGE

11'1" x 8'6" (3.4m x 2.6m )

having composite double glazed front door, laminated wood effect flooring, electric panel heater, smoke detector and window with venetian blinds. Square archway to Kitchen.





## KITCHEN

8'6" x 5'10" (2.6m x 1.8m )

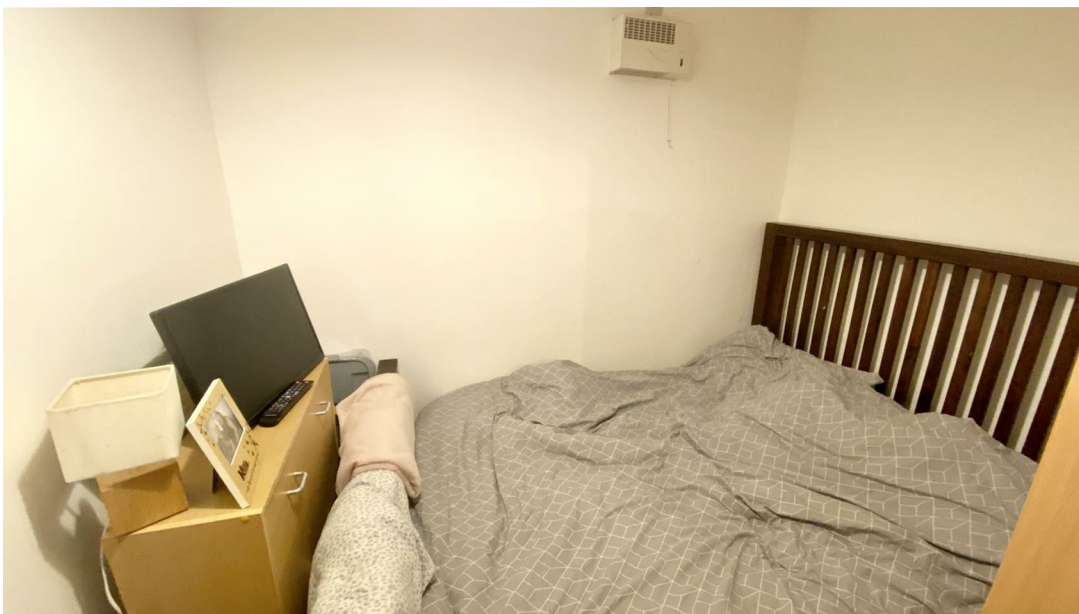
having range of fitted units including base units, drawers and wall cupboards, marble effect work surfaces and ceramic tiled splashbacks, stainless steel sink with drainer, space and plumbing for washing machine, space for fridge and freezer, vinyl tiled effect flooring and window with venetian blinds.



## BEDROOM

8'10" x 8'6" (2.7m x 2.6m )

having laminated wood flooring.



## SHOWER ROOM

having fully tiled shower cubicle with electric shower over, integrated low level w.c., pedestal wash hand basin, extractor fan, half tiled walls and flooring.




## OUTSIDE

Private Parking.


## LEASEHOLD

This property is leasehold with 83 years unexpired. Building Insurance - Tysers Insurance - £211. Ground Rent from E&M Ltd - £115 (collected in 2 x £57.50 bi-annually). For further information please speak with the agent. Copy of the lease is available. The property is currently tenanted with an annual income of £6600 per annum.

### Energy Efficiency Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> |   |           |
| (92 plus) <b>A</b>                                 |   |           |
| (81-91) <b>B</b>                                   |   |           |
| (69-80) <b>C</b>                                   |   |           |
| (55-68) <b>D</b>                                   |   |           |
| (39-54) <b>E</b>                                   |   |           |
| (21-38) <b>F</b>                                   |   |           |
| (1-20) <b>G</b>                                    |   |           |
| <i>Not energy efficient - higher running costs</i> |   |           |
|  | <b>74</b>   | <b>79</b> |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC  |           |

### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current   | Potential |
|--|---|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |   |           |
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| (69-80) <b>C</b>   |   |           |
| (55-68) <b>D</b>   |   |           |
| (39-54) <b>E</b>   |   |           |
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74 79

## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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