

FOR SALE



BIRKBY CLOSE HAMILTON LEICESTER LE5 1PS

£105,000

FEATURES

- No chain
- Popular LE5 location
- Juliet Balcony
- Allocated Parking
- Kitchen
- Currently rented at £725pcm
- One Bedroom Ground Floor Flat
- Very well presented throughout
- Lounge
- Bathroom



 **SETHS**

1 Bedroom Ground Floor Flat for sale in Leicester

ENTRANCE HALLWAY

Carpeted, electric radiator, airing cupboard

LOUNGE

13'10" x 9'8"

Carpeted, x2 electric radiators, , opening to kitchen area, uPVC double glazed French doors with Juliet balcony

KITCHEN

9'8" x 5'11"

Wall and base units with worktops over, 4 ring electric hob with built-in oven and extractor hood, sink with mixer tap and drainer, plumbing for washing machine, space for fridge / freezer, space for dishwasher, tiled flooring

BEDROOM

10'6" x 10'0"

Carpeted, electric radiator, uPVC double glazed window

BATHROOM

WC, wash hand basin with mixer tap and vanity units, bathtub with shower overhead, tiled flooring, partly tiled walls, extractor fan

OUTSIDE

The property boasts an allocated car parking space within a secure outdoor parking facility. Accessible through a metal gate, the controlled parking area and intercom system ensures authorised entry only.

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: D

Council Tax Band: A

Council Tax Rate: £1,685.83

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre to the Cabinet Broadband

LEASE

Please note these are approx. figures. Please be advised that whilst we make every effort to ensure these lease details are accurate, these must be verified by any potential purchaser's solicitors to confirm the same.

Service charge - £160 per month

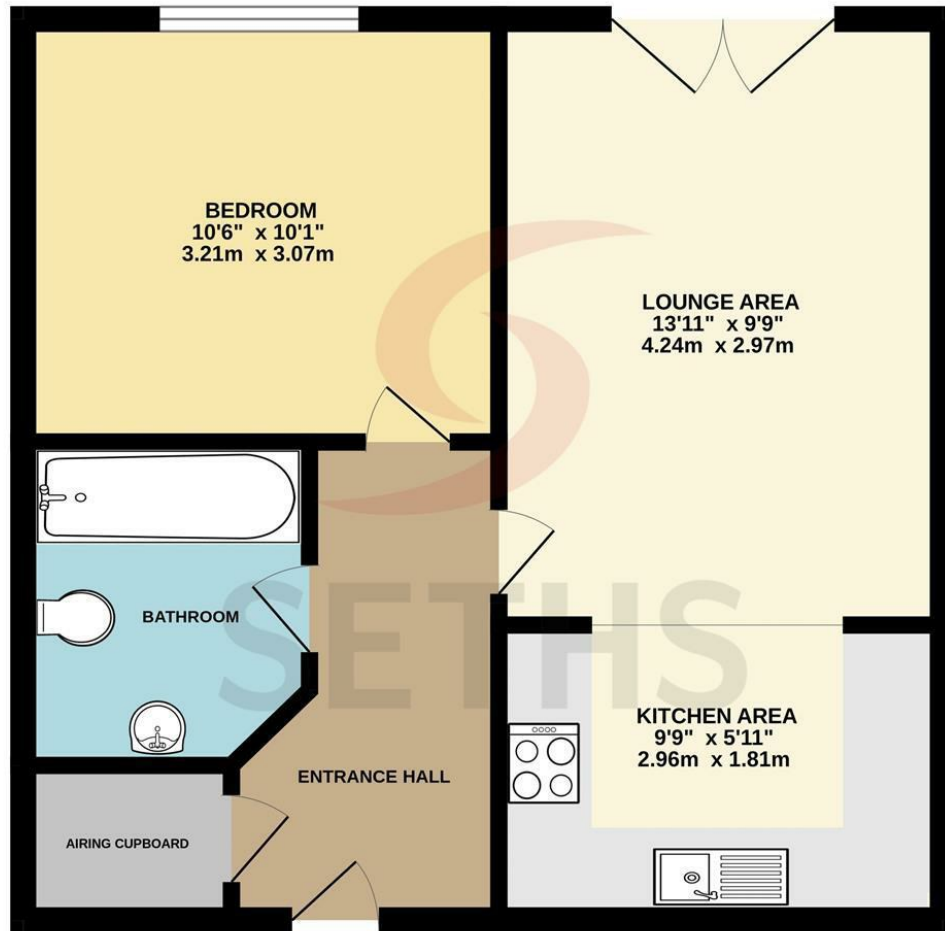
Ground rent - £150.00 per annum

Annual Green Belt Charge - £160.00

Lease remaining - 134 years



UPPINGHAM ROAD OFFICE SALES | 265 UPPINGHAM ROAD, LEICESTER, LE5 4DG



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Council Tax Band

A

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

