Scrivins & Co
Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

T **01455 890480** E **sales@scrivins.co.uk** W **scrivins.co.uk**



THE LEYS HINCKLEY ROAD, BURBAGE, LE10 2AJ

ASKING PRICE £140,000

NO CHAIN! Impressive modern ground floor apartment in this stylish gated development. Sought after convenient and highly sociable location within walking distance of the village centre including shops, doctors, dentists, parks, bus service, public houses, restaurants and good access to the A5 and M69 Motorway. Well presented with range of good quality fixtures and fittings including wood grain interior doors, wooden flooring, spotlights, wired in smoke alarms, security entry system, electric heating and SUDG. Spacious accommodation offers entrance hall, open plan living/dining room and fitted kitchen and one double bedroom with fitted wardrobes and bathroom with shower cubicle. Private gated parking to rear, well kept communal gardens. Viewing Recommended.







TENURE
Leasehold - 980 Years on the lease
Council Tax Band A
EPC Rating D
Annual Ground Rent - £100
Annual Service Charge - £1680.00
Wards Managing agent

ACCOMMODATION
Door to

ENTRANCE HALLWAY
With wall mounted intercom entry system, intruder alarm keypad and wired in smoke alarm. Inset ceiling spotlights and wood effect laminate flooring. Door to useful storage cupboard housing the fuse board. Door to further storage cupboard housing the immersion tank for domestic hot water.

OPEN PLAN KITCHEN LIVING DINING ROOM
15'1" x 19'0" (4.60 x 5.81)

LOUNGE DINING AREA
With wood effect laminate flooring, TV aerial point and wall mounted electric heater. Inset spotlights and heat detector.



KITCHEN AREA
With a range of floor standing Beech wood kitchen cupboard units with brushed chrome handles, stone effect working surfaces above, four ring Neff hob. Built in oven with extractor hood above and tiled splash backs. One and a half stainless steel drainer sink with chrome mixer taps, built in Hotpoint washing machine and Indesit dishwasher. Further matching range of wall cupboard units. Door to



BEDROOM
9'10" x 9'8" (3.02 x 2.95)
With wall mounted electric heater, inset ceiling spotlights and built in wardrobes with shelving and hanging rails. Door to



SHOWER ROOM

7'7" x 6'5" (2.32 x 1.97)

With tiled flooring, four piece suite consisting of a pedestal wash hand basin with chrome mixer taps, corner shower enclosure with bar shower and tiled surrounds with extractor above. Low level WC, panelled bath with chrome mixer taps, extractor fan, inset ceiling spotlights and chrome heated towel rail..

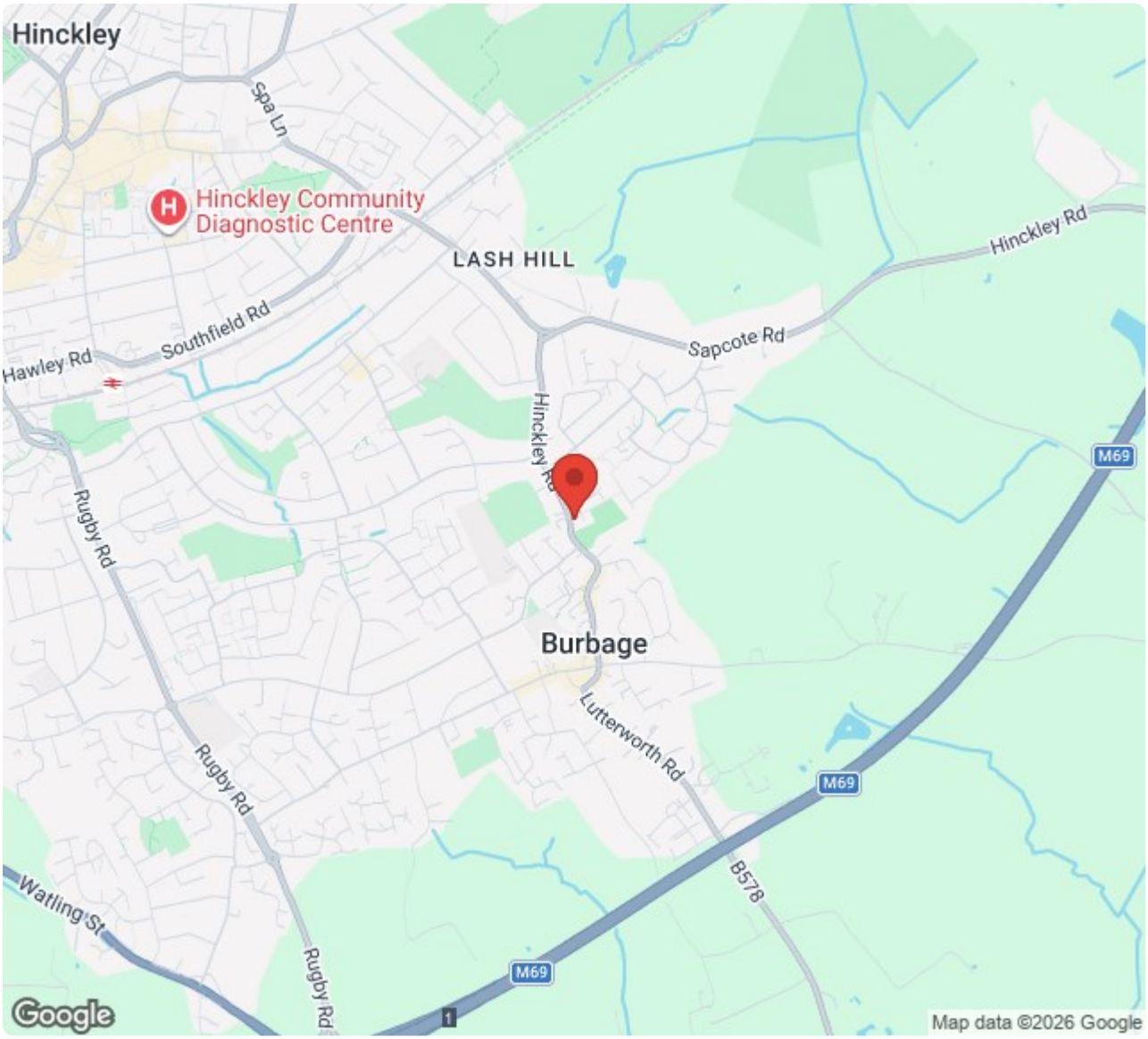


OUTSIDE

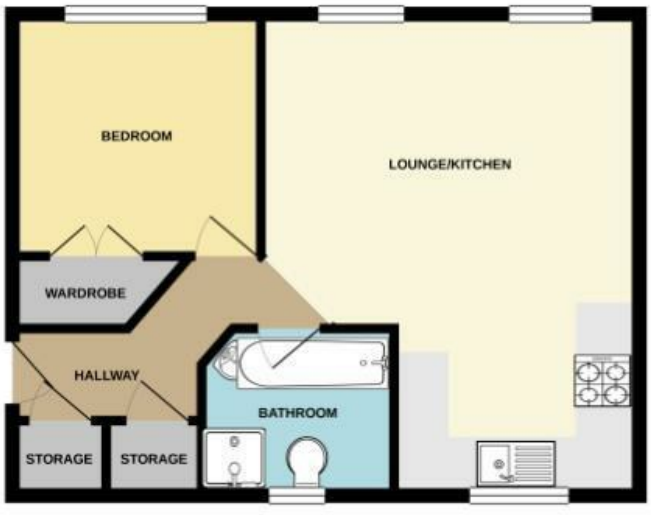
There is one allocated parking space, communal gardens and bin stores. The car park is gated.

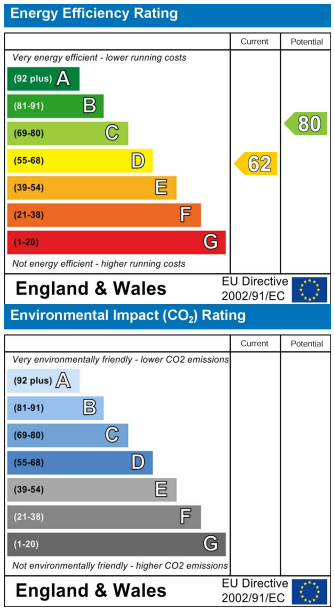






GROUND FLOOR





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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