

Birkby Close,Hamilton Leicester LE5 1PS

william h brown

welcome to

Birkby Close, Hamilton Leicester

Ideal for first-time buyers and investors alike, this well-presented first-floor flat in Hamilton offers open-plan living, a Juliet balcony, fitted wardrobes, useful storage cupboards, allocated parking, and is conveniently located close to local amenities.











Entrance Hall

Lounge
Doors leading to a Juliet balcony and carpeted.

Kitchen
Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven and space for further appliances.

Bedroom
Double glazed window to the front, fitted wardrobes and carpeted.

Bathroom
Bath with shower over, WC and hand wash basin.

Parking
The property benefits from an allocated parking space.



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welcome to

Birkby Close, Hamilton Leicester

- First-floor flat
- Excellent Buy-to-Let Investment
- Allocated Parking Space
- Fitted Kitchen
- Ideal First-Time Purchase

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: A Service Charge: 1800.00
Ground Rent: 900.00

£100,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
LHS121504 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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