

FOR SALE



# BIRKBY CLOSE HAMILTON LEICESTER LE5 1PS

## £105,000

### FEATURES

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



 **SETHS**

# 1 Bedroom 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



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Council Tax Band

A

### 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>		<b>78</b>
(55-68) <b>D</b>	<b>67</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>England &amp; Wales</b>	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.

