



6E Amber Way

Burbage, Hinckley, LE10 2LG

Offers In The Region Of £135,000

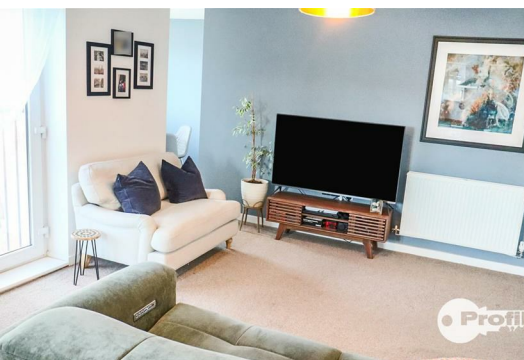


A modern, deceptively spacious, immaculately presented, two bedroomed second floor apartment in a 3 storey block constructed in 2016 by Redrow Homes. The property was built with the then benefit of the usual HNBC guarantee period or similar New Build warranty.

Additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, bedroom 1 with ensuite shower, luxury bathroom, open plan living (lounge/dining/ modern fitted kitchen) with a separate breakfast/dining area, security intercom, allocated car parking space, access to loft space for additional storage etc.

The property is conveniently located close to all local amenities, including the shops, schools, regular public transport services whilst ideally positioned for commuting to all major road links, such as the A5, M69 ,M1 and M6.

The apartment is currently of a scheme whereby you own 100% but for only 70% of the market value, with no rent to pay in respect of the remaining 30%. It can, however, only be resold to purchaser(s) who have an



Communal ground floor entrance leading to a second

Reception hall. 17'6" x 3'11". (5.34 x 1.20.)

Security intercom, roof void access hatch, mains smoke alarm, linen cupboard and radiator.

Open plan living lounge/dining room/kitchen. 19'11" (max) x 11'6" (max). (6.08 (max) x 3.52 (max).)

Modern kitchen.

Stainless stell sink, range of attractive base and wall units (5 base and 2 wall) finished in soft cream, associated work surfaces, a wall mounted gas fired condensing combination boiler (Ideal Logic ESP1 35), plumbing for a washing machine, split level gas hob, electric (fan assisted) oven, extractor hood and PVCu double glazed window.

Spacious lounge/dining room.

Juliet balcony with twin double glazed French doors and radiator.

Breakfast /dining area (front). 6'11" x 6'8". (2.12 x 2.05.)

PVCu double glazed window and radiator.

Modern bathroom (rear). 6'8" x 5'6". (2.04 x 1.68.)

Full suite in white, panel bath, wash hand basin, low flush wc, obscure PVCu double glazed window, ceramic wall tiling, chrome ladder style radiator and extractor fan.

Bedroom 1 (rear). 12'4" x 12'2". (3.78 x 3.71.)

PVCu double glazed window and radiator.

En suite shower (rear). 6'9" x 4'2" (2.07 x 1.29)

Suite in white, fitted shower cubicle with a mixer shower with side screen, wash hand basin, low flush wc, radiator and obscure PVCu double glazed window.

Bedroom 2 (front). 11'6" x 10'9" (3.51 x 3.28)

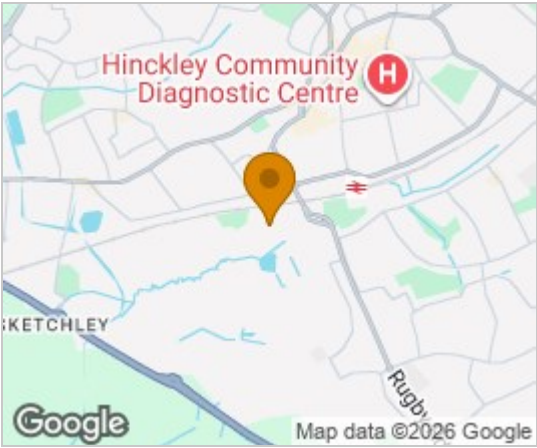
PVCu double glazed window and radiator.

Outside.

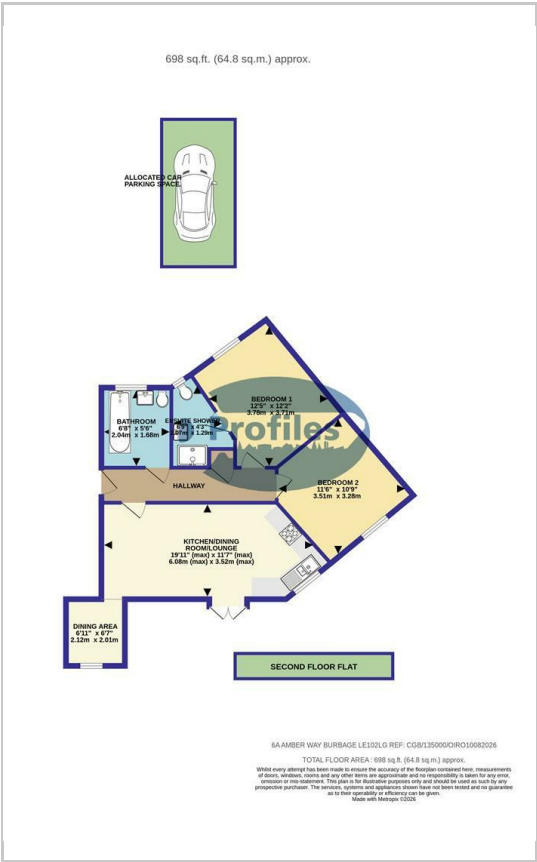
Communal gardens and car parking.

Allocated car parking space No: 6E.

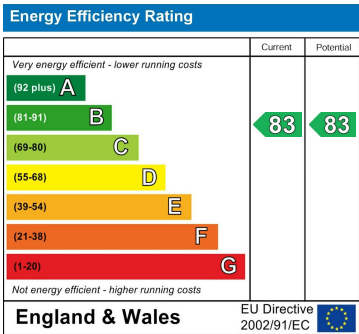
Area Map



Floor Plans



Energy Efficiency Graph



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