



FLAT 9 THE LEYS HINCKLEY ROAD BURBAGE, LE10 2AJ

£875 PCM

Very well presented two bedroom second floor apartment in this desirable gated development in the centre of Burbage. With double glazing and heating, the property briefly comprises; Secure communal entrance, entrance hall, large open plan lounge, fully integrated kitchen, master bedroom with en-suite, further bedroom and family bathroom. Externally, the gated development has allocated parking and attractive gardens. Available end July, no pets or smokers. EPC band C, Deposit £1000.00



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- Very well presented two bedroom apartment
- Secure gated development
- Central Burbage location
- Large open lounge to fully integrated kitchen
- Deposit £1,000.
- Council Tax Band B; EPC Rating C
- Master bed with en-suite
- Un-furnished
- Allocated parking and communal gardens
- Available end July
- No pets or smokers



Secure Communal Entrance

Stairs to second floor

Entrance Hall

With storage cupboard, loft access and open to;

Open Lounge

17'3" x 13'3"

Double glazed dormer & velux windows to rear aspect, down lighters, television & telephone points, storage heater, laminate flooring and open to;

Kitchen

11'9" x 10'8"

Double glazed dormer window to front aspect, fully fitted, integrated kitchen with a range of eye and base level units with work surfaces over, appliances including fridge freezer, washing machine and dishwasher, integral hob with separate oven and extractor over, single drainer sink unit and tiled splash backs.

Bedroom One

12'1" x 10'7" Max

Double glazed dormer window to front aspect, panel radiator and built in storage cupboard

En suite

Fitted suite with low level WC, wash basin and shower cubicle with shower, tiled wash areas and flooring.

Bedroom Two

11'1" x 6'8"

Double glazed dormer window, panel radiator and tv point.

Bathroom

Double glazed velux window to rear aspect, white fitted suite with low level WC, pedestal wash basin, panelled bath, tiled wash areas and flooring.


Externally

The development has secure gating to parking courtyard with allocated spaces and attractive garden areas

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

EPC Rating: **Council Tax Band: B**

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/tenants are advised to recheck the measurements

Hinckley
 Unit 1
 The Regent Lancaster Road
 Hinckley
 Leicestershire
 LE10 0AW

01455 886065
 lettings@davispartners.co.uk
<https://davispartners.co.uk/>

