



## 6a Amber Way

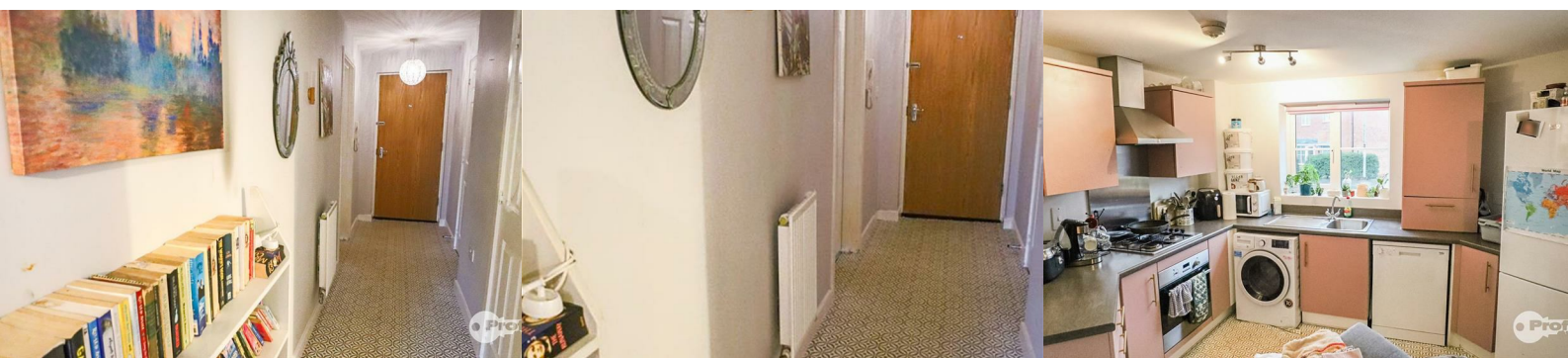
Burbage, Hinckley, LE10 2LG

Offers In The Region Of £135,000



A modern ground floor spacious two bedroomed, two bathroomed flat constructed in 2017. by Redrow Homes who are members of the NHBC. The property has additional benefits of gas central heating (condensing combination boiler), UPVC double glazing, bedroom 1 with en suite shower, modern bathroom , open living lounge dining/kitchen, two allocated car parking spaces, NO CHAIN, ideally located close to all local amenities and accessible for commuting to all major roads links such as the A5, M69, M1 and M6.

This property is currently on a scheme whereby you own 100% of the property but for only 70% of its market value! It can only ever be resold for this 70% value and there is no rent to pay on the other 30%. Can only be sold to purchasers that have some association with Hinckley and Bosworth I.E. Currently living or working in the area and are a non home owner. Please ask for further information.



**Reception Hall 18'0" x 3'11" (5.51 x 1.21)**  
Having security intercom, radiator, mains smoke alarm.

**Lounge/Dining Room/Fitted Kitchen (front) 20'10" max x 12'0" max (6.36 max x 3.67 max)**  
Stainless steel sink unit, five base and three wall units finished in White, contrasting work surfaces, wall mounted gas fired condensing combination boiler (Ideal Logic Combi ESP 1-35), split level gas hob, electric fan assisted oven and extractor hood, plumbing for washing machine, PVCu double glazed window, twin UPVC double glazed French doors, radiator, LVT floor.

**Bedroom 1 (rear) 12'2" x 8'8" (3.73 x 2.65)**  
Having PVCu double glazed window, radiator, LVT floor.

**En Suite Shower 7'4" max x 5'1" max (2.26 max x 1.55 max)**  
Having suite in White comprising of fitted shower cubicle with mixer shower, wash hand basin, low level flush wc, radiator, obscure UPVC double glazed window.

**Bedroom 2 (front) 11'2" x 8'2" (3.42 x 2.51)**  
Having PVCu double glazed window, radiator.

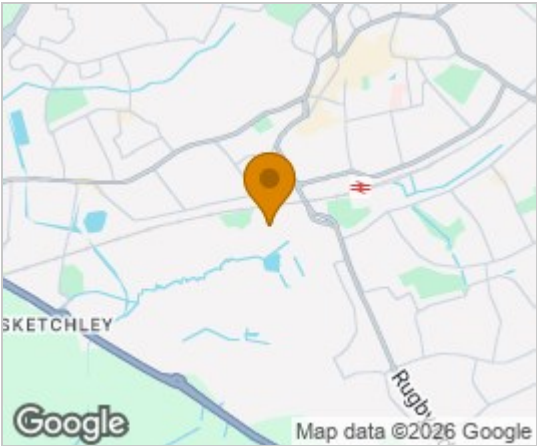
**Bathroom (side) 6'8" x 5'10" (2.05 x 1.79)**  
Having suite in White comprising of panelled bath, wash hand basin, low level flush wc, obscure PVCu double glazed window, radiator.

**Outside**

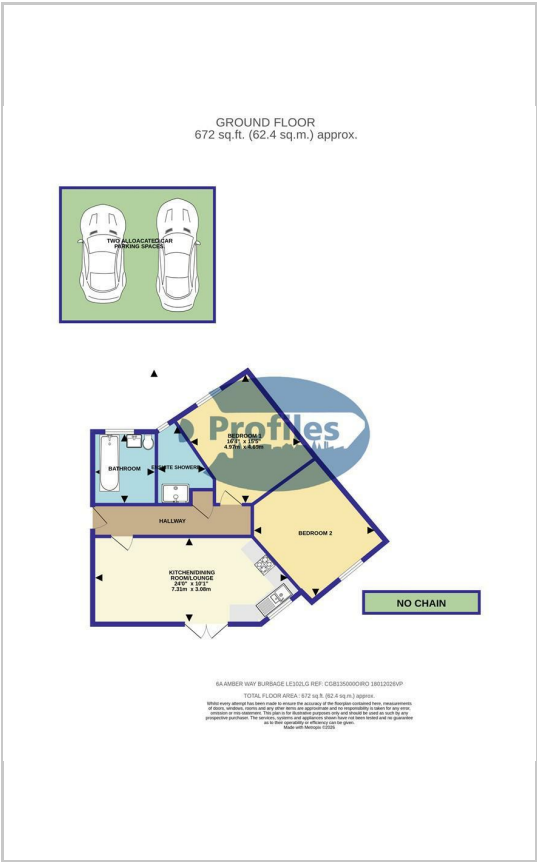
**Communal Gardens**

**Two Allocated Car Parking Spaces**

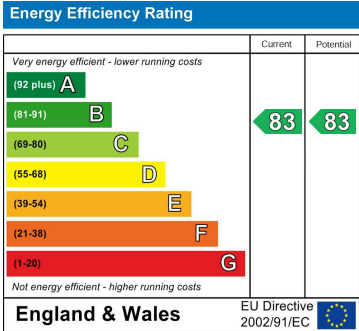
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.