

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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4A AMBER WAY, BURBAGE, LE10 2LG

ASKING PRICE £150,000

No Chain. Impressive ground floor apartment. Sought after and convenient location within walking distance of the town centre, the crescent, schools, doctors, dentist, train and bus stations, Leisure Centre, parks and good access to the A5 and M69 motorway. Immaculately presented and energy efficient with a range of good quality fixtures and fittings including panelled interior doors and gas central heating. Spacious accommodation offers entrance, hall, through lounge dining room and fitted kitchen. Two good bedrooms (main with fitted wardrobes) and bathroom with shower. Communal garden, car parking space and bin store. EPC B, council tax band B.



TENURE

Leasehold

115 years remaining from 2026

Service charge = £120 per quarter

Ground Rent = £100 per annum

THIS PROPERTY CAN ONLY BE SOLD TO PURCHASERS THAT HAVE SOME ASSOCIATION WITH THE HINCKLEY AND BOSWORTH AREA - I.E. CURRENTLY LIVING OR WORKING IN THE AREA

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%.

ACCOMMODATION

Open canopy porch with outside lighting. Attractive composite panel and SUDG front door to

ENTRANCE HALLWAY

T-shaped with grey vinyl click flooring. Single panelled radiator. Wired in smoke alarm. Doorbell chime. Digital thermostat for the living accommodation. Attractive white panelled interior doors to a double storage cupboard / cloaks cupboard with fitted shelving and hanging rail. Further door to walk in storage cupboard.

REAR LOUNGE DINING ROOM

with two double panelled radiators. TV and telephone point.



FITTED KITCHEN TO FRONT

10'1" max x 9'4" max (3.08 max x 2.87 max)

L-shape. With a range of matte white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and four drawer unit. Contrasting grey roll edge working surfaces above with inset four ring stainless steel gas hob unit. Single fan assisted oven with grill beneath. Stainless steel splashback and stainless steel chimney extractor above. Matching up stands. Further matching wall mounted cupboard units. Appliance recess points. Washer/dryer and fridge freezer included. Wall mounted gas condensing boiler for central heating and domestic hot water. Grey vinyl click flooring. Wired in smoke alarm.



BEDROOM ONE TO REAR

17'10" x 10'1" (5.44 x 3.09)

with built in double wardrobe with sliding doors in gloss grey. Double panelled radiator. Digital thermostat for the bedrooms.



BEDROOM TWO TO FRONT

9'8" x 8'5" (2.95 x 2.57)

with wall mounted double cupboard. Built in single bed. Single panelled radiator.



BATHROOM TO FRONT

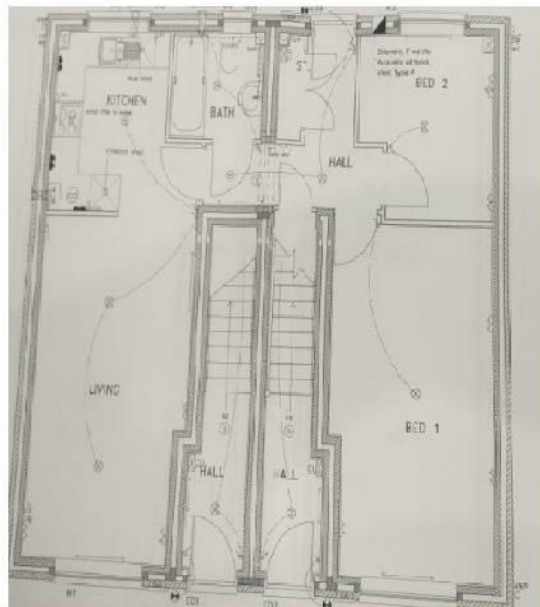
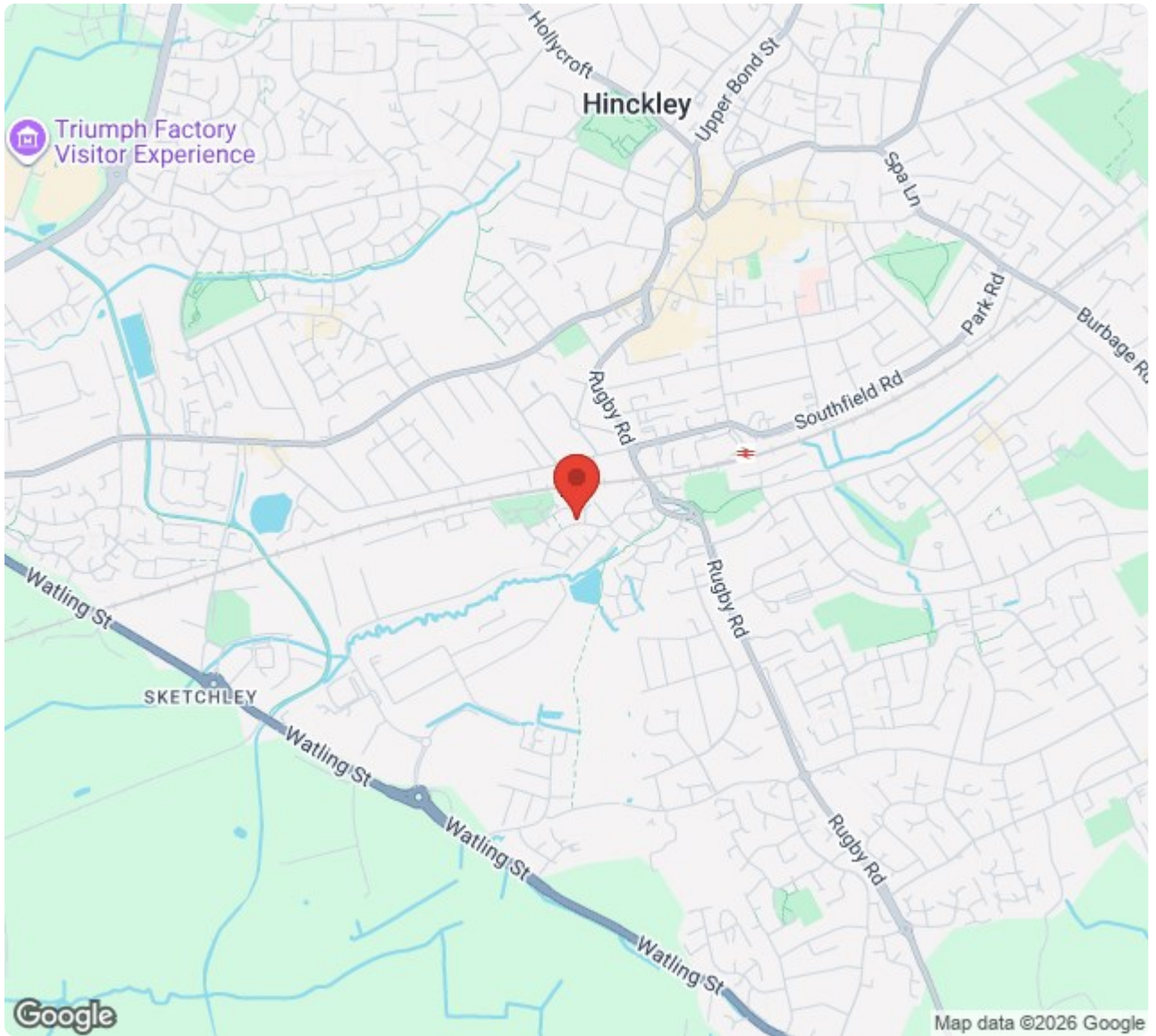
5'7" x 6'0" (1.71 x 1.84)

with white suite consisting panelled bath, mixer tap and shower attachment above. Low level WC. Pedestal washing basin with tiled splashback and large mirror above. Further wall mounted gloss white bathroom cabinet included. Radiator. Grey vinyl click flooring. Extractor fan.



OUTSIDE

the property is nicely situated screened behind communal lawned areas where there is an outside tap. Tarmacadam car parking space. Bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



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