

FOR SALE



BIRKBY CLOSE HAMILTON LEICESTER LE5 1PS

£140,000

FEATURES

- Third Floor Apartment
- Open Plan Lounge and Kitchen
- Modern Living
- Allocated Parking
- Shower Room
- Two Double Bedrooms
- Immaculate condition throughout
- Fitted Appliances
- Juliet Balcony
- Dining Area



 **SETHS**

2 Bedroom Flat located in Leicester

ENTRANCE HALL

Laminate flooring, radiator, access to all rooms, two storage cupboards, and access to a loft storage area.

OPEN PLAN LOUNGE / DINER

14'1" x 11'1"

Laminate flooring, electric long standing radiator, double-glazed window facing the rear aspect, Juliet balcony, open plan access to the kitchen.

KITCHEN

11'1" x 6'5"

Laminate flooring, base and eye level units, integrated four ring cooker with oven and extractor over, integrated washing machine, stainless steel sink, double glazed window facing the side aspect.

BEDROOM 1

10'8" x 10'6"

Laminate flooring, electric radiator, double-glazed window facing the front aspect

BEDROOM 2

11'8" x 8'5"

Laminate flooring, electric radiator, double-glazed window facing the front aspect

SHOWER ROOM

Tiled flooring, wash hand basin with unit, toilet, standing radiator, partially tiled walls, standing shower with mixer function, double glazed window facing the side aspect

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.

LEASEHOLD

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 - 136 years

ADDITIONAL INFO

Tenure: Leasehold

EPC rating: D

Council Tax Band: B

Council Tax Rate: £1,699.85

Mains Gas: No

Mains Electricity: Yes

Mains Water: Yes

Mains Drainage: Yes

Broadband availability: Fibre



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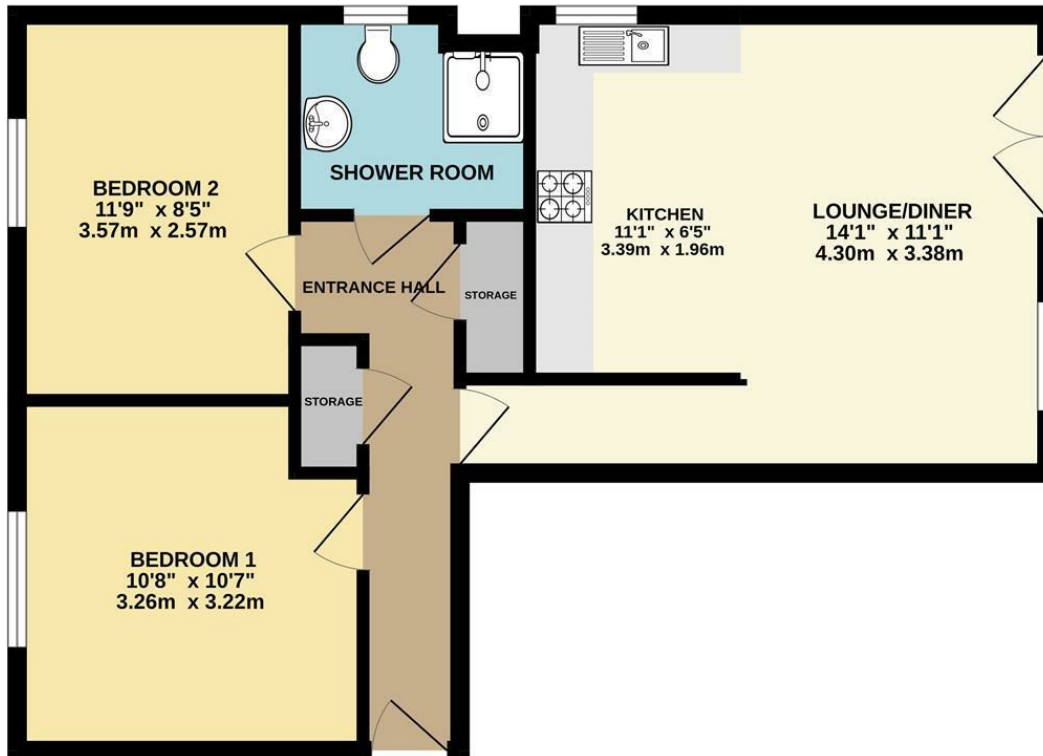
0116 266 9977

info@seths.co.uk

www.seths.co.uk

Council Tax Band

B



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	67	
(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	

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.