



wards
Residential

11 Pickering Place, Burbage, LE10 2FJ
£165,000

LEASEHOLD WITH 133 YEARS EXPIRED. This well-presented first floor, two bedroom flat is located in the sought after village of Burbage. Offering a great opportunity for first-time buyers, downsizers, or investors, the flat is ideally situated with easy access to local amenities, transport links and nearby parks. The accommodation comprises: Hallway with intercom for the communal Entrance, open plan Kitchen/Living/Dining Room, two Bedrooms, and Jack and Jill Bathroom with a four piece suite. Outside there is a car parking space and communal gardens. The property also has UPVC double glazing and gas central heating with radiators.

Hall

With intercom and store cupboard.

Kitchen/Living/Dining Room

5.05 x 6.88 Metres

Spacious open plan kitchen/dining/living room with a dual aspect having a UPVC double glazed window to the rear and two UPVC double glazed windows to the front. The kitchen itself comprises beech wood effect base and wall units with a sink and drainer, laminate worktop over, single oven with gas hob and extractor over and gas fired central heating boiler in a cupboard.

Bedroom 1

3.52 x 3.6 Metres

With a double glazed window to the rear elevation.

Bedroom 2

2.73 x 2.66 Metres

With a double glazed window to the front elevation.



Bathroom

2.99 x 2.87 Metres

Jack and Jill Bathroom with doors to the Master Bedroom and Hall. Fitted with a four piece white suite comprising pedestal sink, low flush WC, shower in a shower cubicle and bath. With tiling to half height (full height to shower) with moasic detailing. UPVC double glazed window to the rear.

Outside

There is a nominated car parking space in the communal car park. The block is situated at the end of a no through road and there is a green space to the rear of the block.

Leasehold Information

We are advised the lease is for a period of 150 years from 1 January 2008 (Approximately 133 years unexpired). The development is managed by the selling agent (Ward Surveyors Ltd).

Maintenance charges are as below:

Service Charge - £1,485 per annum

Reserve Fund - £375 per annum

Total - £1,860 per annum

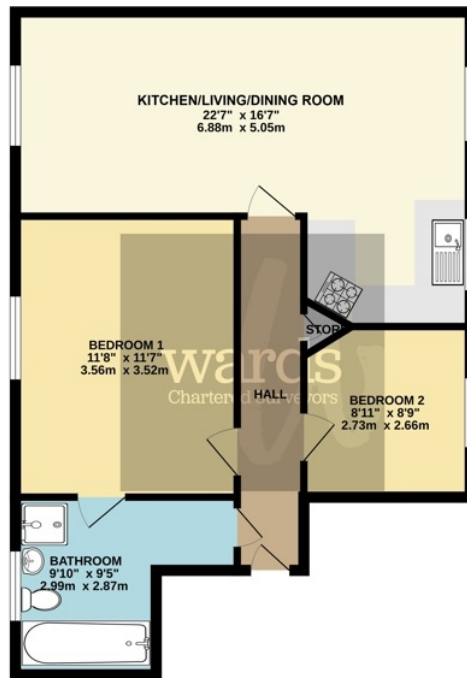
EPC - B(81)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.

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 operation or efficiency can be given.
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