



6F Amber Way, Burbage, LE10 2LN
£130,000

wards
Residential

NO CHAIN. LEASEHOLD WITH 115 YEARS REMAINING. 70% SHARED OWNERSHIP WITH NO RENT TO PAY ON THE REMAINING 30%. The property comprises a spacious two bedroom second floor apartment, situated in a popular residential location within easy walking distance of Hinckley town centre and railway station. The apartment comprises a spacious open plan Kitchen/Living Room with a separate study and Juliet balcony, two Bedrooms, Master with Ensuite and Family Bathroom. The property benefits from a nominated car parking space and communal garden area. UPVC double glazing and gas fired central heating.

Entrance Hall

With security entry phone and storage cupboard.

Kitchen/Living Room

3.53 x 6.71 Metres

Fitted with a good range of wood effect base and wall units with laminate wood effect worktop over and stainless steel sink and drainer. Integrated appliances include a single oven with gas hob above and extractor over. Space for a washing machine and dishwasher. Useful study area (1.98m x 2.08m). Tile effect flooring to the Kitchen area and carpeting to the Lounge and Study. Juliet balcony with UPVC double glazed French doors and two UPVC double glazed windows.

Bedroom 1

3.7 x 2.7 Metres

With UPVC double glazed window.

Ensuite

2.35 x 1.19 Metres

Fitted with a three-piece white suite comprising pedestal sink, low flush WC and shower in a cubicle. Tiled splash backs and UPVC double glazed window.

Bedroom 2

3.44 x 3.1 Metres



Bathroom

1.6 x 2 Metres

Fitted with a three-piece white suite comprising pedestal sink, low flush WC and bath. Tiled splash backs and UPVC double glazed window.

Leasehold Information

We are advised the lease is for a period of 125 years from 1 January 2016 (Approximately 115 years unexpired). The development is managed by the selling agent (Ward Surveyors Ltd).

Maintenance charges are as below:

Service Charge - £1,098 per annum

Ground Rent - £100 per annum

The property is part of an affordable property with 70% ownership, and with no rent due on the 30%. There are a number of qualifying criteria under the scheme for prospective purchasers, further details available from our offices upon request.

EPC Rating - B(84)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.



TOTAL FLOOR AREA : 623 sq.ft. (57.8 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 areas 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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