



wards
Residential

12 Pickering Place, Hinckley, LE10 2FJ
£165,000

Leasehold

LEASEHOLD WITH 133 YEARS REMAINING. This well-presented first floor, two bedroom flat is located in a quiet cul-de-sac 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. This well presented flat benefits from lots of natural light with double aspect windows within the open plan living space.

Outside includes a single designated parking space plus visitor spaces. This flat is a great opportunity for first-time buyers, down sizers, or investors. This flat is well situated with easy access to local amenities, transport links such as the A5, M69, M6 and M1 with the benefit of a local community typical with semi-rural living

Hallway

4.53 x 1.02 Metres

Kitchen / Lounge / Diner

6.86 x 5.01 Metres

Fitted with white wall and base units, timber effect work surfaces, stainless steel sink and drainer, gas hob, double oven, extractor fan, built in washing machine, fridge/freezer, UPVC double glazed windows to the rear and two UPVC double glazed windows to the front elevation.



Bedroom 1

3.52 x 3.21 Metres

With UPVC double glazed windows to the rear elevation.

Bedroom 2

2.76 x 2.63 Metres

With UPVC double glazed windows to the front elevation.

Bathroom

2.85 x 3.35 Metres

Fitted with a four-piece white suite including a low flush WC, bath, enclosed shower, pedestal sink, tiled splash backs, extractor fan and UPVC double glazed windows to the rear elevation.

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).

Service Charge - £1,485 per annum

Reserve Fund - £375 per annum

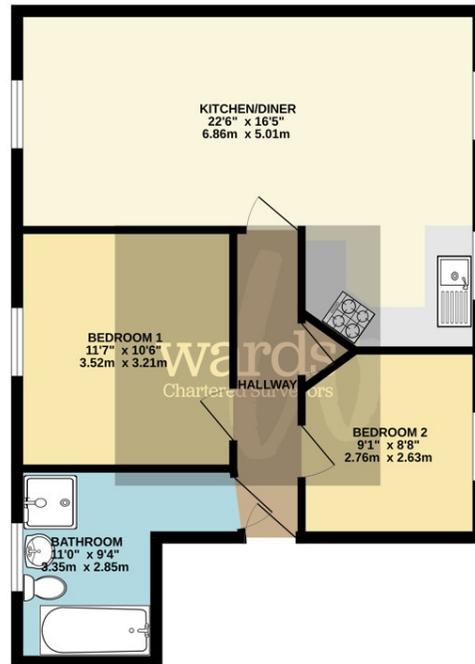
Total - £1,860 per annum

Council Tax Band - C

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
614 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 614 sq.ft. (57.0 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 operability or efficiency can be given.
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