



10 The Leys, Burbage, LE10 2AJ
Offers Over £190,000



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*** NO CHAIN *** RH Homes And property are delighted to offer this this two bedroom and ensuite, ground floor apartment with two parking spaces in this secure, electric gated development, in the centre of the highly sought after village of Burbage (with walking access to the village's amenities, shops, church, and bus/travel routes. With two spaces also allowing travel easily to the surrounding road and commuter networks. The Leys is always a popular central setting, and the cosy apartment offers recently added efficient, low cost Fischer radiators/heaters (These highly rated heaters aid the heating by drawing cooler air from the lower floor area, radiating and also having specially designed flutes convecting heat. So delivering the heat into the room). The property comprises a Reception Hall with entry telephone security system, open plan and good sized Lounge & Fitted Kitchen with built in appliances. Two Bedrooms (Both with fitted furniture), Master with Ensuite, and a four piece Bathroom. Plus storage cupboards. It is triple glazed to the front (to give additional noise and weather insulation - Double glazing with secondary glazing). Two Allocated parking spaces in the secure, electric gated communal gardens at the development.

This is a Leasehold *** Property.
Council Tax Band B

Reception Hall

With a main door out into the communal corridor. Two useful storage cupboards, and wood laminate flooring.

Open Plan Lounge

20'0" x 8'11" (6.12 x 2.74)

There are two double glazed windows (also with secondary glazing) to the front elevation. With TV aerial point and a Fischer electric radiator/heater (There are a number of Fischer radiators/heaters which have been added to efficiently heat the property. These highly rated heaters aid the heating by drawing cooler air from the lower floor area, radiating and also having specially designed flutes convecting heat. So delivering the heat into the room.)

Breakfast Kitchen

11'4" x 9'11" (3.46 x 3.04)

The Kitchen is fitted with an excellent range of wall and base units and drawers with working surfaces over and tiled splashbacks, there is an inset one and a half sink and drainer, built in appliances to include NEFF electric oven and hob with a hood over, fridge and freezer, dishwasher and washing machine. There is tiled flooring, and a double glazed window to the rear looking out over the green area and courtyard.

Inner Hall

Fischer electric radiator, and access through to:

Master Bedroom

12'10" x 11'8" overall (3.92 x 3.58 overall)

Having a double glazed window to the front elevation (with additional secondary glazing), Fischer electric radiator/heater, two door fitted wardrobes, and a door through to the Ensuite.





Ensuite

8'9" to rear of shower x 5'4" (2.67 to rear of shower x 1.63)
Having a three piece white suite comprising a wash hand basin, a shower in a shower cubicle and low level W.C., with tiling and splashbacks, ceramic tiled flooring, a heated towel rail, extractor fan, and a double glazed window.

Bedroom Two / Dressing Room / Home Office

10'4" x 7'2" (3.16 x 2.20)
With a double glazed window to the side elevation, a range of six door fitted wardrobes set along one wall, with additional drawers and cupboards built in, as well as hanging. There is an electric heater.

Bathroom

7'10" x 6'6" (2.40 x 2.00)
Having a four piece white suite comprising a bath, wash hand basin set in a vanity unit, a shower in a shower cubicle and low level W.C., with tiling and splashbacks, ceramic tiled flooring, an extractor fan, and electric heaters.



Outside & Communal Areas

The development and property is approached via both a vehicular and pedestrian security gated access with remote controlled access. There are two allocated parking spaces for the apartment, and attractive courtyard gardens for the whole development.

There are two separate doors into the Communal Hallway, and then a personal door into the apartment.



Lease & Service Charge

Half yearly charges of:

Service Charge: £472.50

Reserve Fund: £75.00

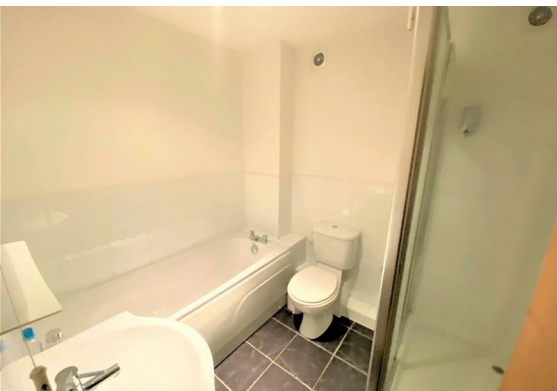
Ground Rent: £50.00

Lease term of 999 years beginning 1st May 2003

Lettings and Management

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RH Homes and Property is the seller's agent for this property. Descriptions of the property served as an opinion and not as statement of fact. Please inform us if you become aware of any information being inaccurate.



The Leys, Hinckley Road, Burbage, LE10 2AJ

Total Area: 71.3 m² ... 767 ft²

All measurements are approximate and for display purposes only



Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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