

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Company Number: 11832775 (Registered in England and Wales)

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### 5 BRITANNIA COURT 29, BRITANNIA ROAD, BURBAGE, LE10 2HE

**ASKING PRICE £180,000**

Impressive 2011 first floor apartment. Sought after and convenient location within walking distance of the village centre including shop, schools, doctors, dentists, parks, bus services, restaurants, public houses and good access to the A5 and M69 motorway. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, security entry system, wired in smoke alarms, spot lights, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hall, open plan lounge dining room and fitted kitchen. 2 good bedrooms and bathroom with shower. Communal gardens, parking space and bin store. Viewing recommended. Carpets and blinds included.



## TENURE

Leasehold

999 year lease of which 12 years have expired. There are 987 years left on the lease.

Ground rent £174.00 per annum.

Service/ Maintenance charge £174.54 per month

Council tax band= A

## ACCOMMODATION

Open canopy porch with outside lighting, individual mailboxes, attractive composite panelled and SUDG door leads to

## COMMUNAL ENTRANCE HALLWAY

With lighting on a timer, stairway to

## FIRST FLOOR

With white wood panelled and glazed door to

## 5 ENTRANCE LOBBY

With lighting, attractive white 6 panelled interior door to

## ENTRANCE HALLWAY

With security entry phone, thermostat for the central heating system, wired in smoke alarm, inset ceiling spotlights, single panelled radiator, door to storage cupboard with fitted shelving, attractive white six panel interior door to

## OPEN PLAN LOUNGE DINING ROOM AND KITCHEN TO REAR

### THE LOUNGE DINING ROOM

10'1" x 18'0" (3.08 x 5.49 )

With double panelled radiator, TV aerial point including sky, inset ceiling spotlights, wired in smoke alarm, feature archway to



### FITTED KITCHEN

8'4" x 6'5" (2.56 x 1.97 )

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above and double base unit beneath. further matching floor mounted cupboard units and three drawer units, contrasting black roll edge working surfaces above with inset four ring ceramic hob unit, stainless steel chimney extractor hood above and tiled splash backs. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for the central heating and domestic hot water, integrated fan assisted oven with grill, microwave oven, a dishwasher, wired in heat detector and concealed lighting over the working surfaces.



### BEDROOM ONE TO REAR

10'4" x 12'8" (3.17 x 3.87 )

With double panelled radiator and a TV aerial point.





## BEDROOM TWO

8'9" x 6'7" (2.68 x 2.01 )

With single panelled radiator.



## BATHROOM

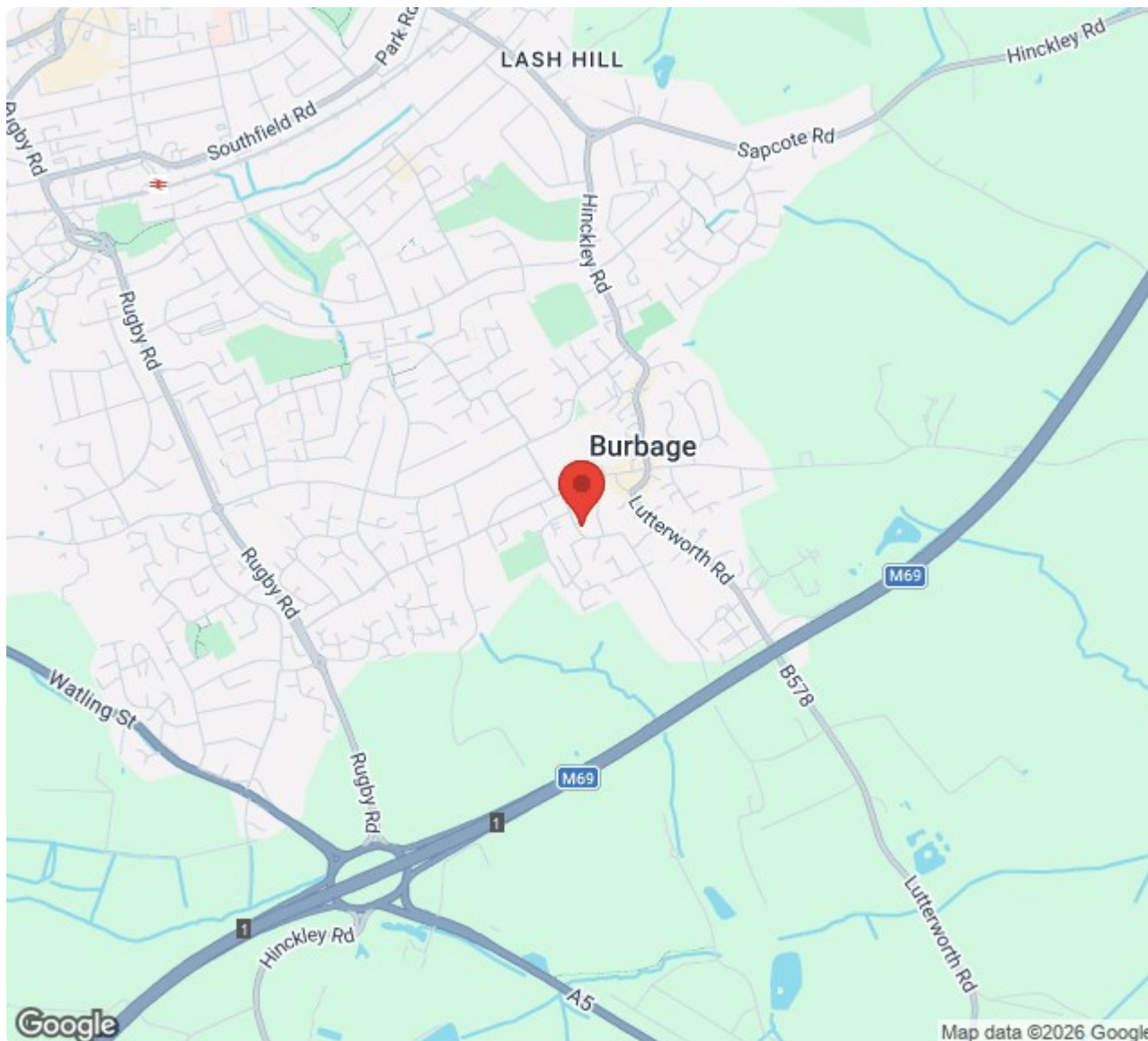
6'4" x 6'1" (1.94 x 1.87 )

With white suite consisting P shaped panelled bath, main shower unit above, glazed shower screen to side, pedestal wash hand basin, low level WC, contrasting fully tiled surrounds, chrome heated towel rail and a extractor fan.



## OUTSIDE

There are communal gardens, individual parking spaces and bin store.



### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		



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