

# Scrivins & Co

## Sales & Lettings

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

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## 2B AMBER WAY, BURBAGE, LE10 2LG

**OFFERS OVER £140,000**

This property is currently on a scheme whereby you own 100% of the property but for only 70% of its market value! It can only ever be resold for this 70% value and there is no rent to pay on the other 30%. Can only be sold to purchasers that have some association with Hinckley and Bosworth I.E. Currently living or working in the area and are a non home owner.

An impressive 2016 Persimmon Homes built ground floor apartment. Sought after and highly convenient location within walking distance of the town centre, The Crescent, Doctors, Dentists, local parks, train and bus station, parks, leisure centre and easy access to the A5 and the M69 motorway. Immaculately presented, NHBC guaranteed, energy efficient, with a range of good quality fixtures and fittings including white panelled interior doors, security entry system, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, open plan fitted living dining kitchen. 2 double bedrooms (main with ensuite shower room) and bathroom. Allocated parking, communal gardens and bin store. Viewing highly recommended. Carpets, blinds, curtains and light fittings included.



## TENURE

This property is currently on a scheme whereby you own 100% of the property but for only 70% of its market value. It can only ever be resold for this 70% value and there is no rent to pay on the other 30%. This property can only be sold to purchasers that have some association with the Hinckley and Bosworth area - I.E. Currently living or working in the area.

Leasehold 125 years from 2016.

Service charge £274 per quarter.

Ground Rent £100 per annum.

Council Tax Band - B

## ACCOMMODATION

Front door to

### ENTRANCE HALLWAY

With programmer for heating system, tiled flooring, entry telephone, wired in smoke alarm and single panelled radiator. White panelled interior door to useful storage cupboard housing the electric consumer board. Attractive white panelled interior door to



### LIVING DINING KITCHEN

20'11" x 11'6" (6.39 x 3.52 )

With lounge area: with double panelled radiator, TV and telephone point, UPVC SUDG doors to Juliet balcony.

The kitchen area: with a range of fitted kitchen units with roll edge working surfaces above, plumbing for automatic washing machine, inset four ring gas hob with stainless steel extractor hood above, electric oven beneath and drawer units. Further wall mounted cupboard units one concealing the Ideal gas combination boiler for central heating and domestic hot water. Inset stainless steel sink and drainer with mixer taps above and cupboard beneath. Wired in smoke alarm, LVT flooring.





### BEDROOM ONE TO REAR

12'9" x 11'8" (3.89 x 3.56m )

With single panelled radiator, wardrobe base included, door to



### EN SUITE SHOWER ROOM

7'11" m x 3'10" (2.42 m x 1.19 )

With shower cubicle with glazed shower screen and mixer shower with tiled surrounds. Wood panelling, tiled flooring, low level WC, pedestal wash hand basin, single panelled radiator and extractor fan.



### BEDROOM TWO TO FRONT

10'1" x 11'2" (3.08 x 3.42 )

With single panelled radiator and TV aerial point.



### BATHROOM

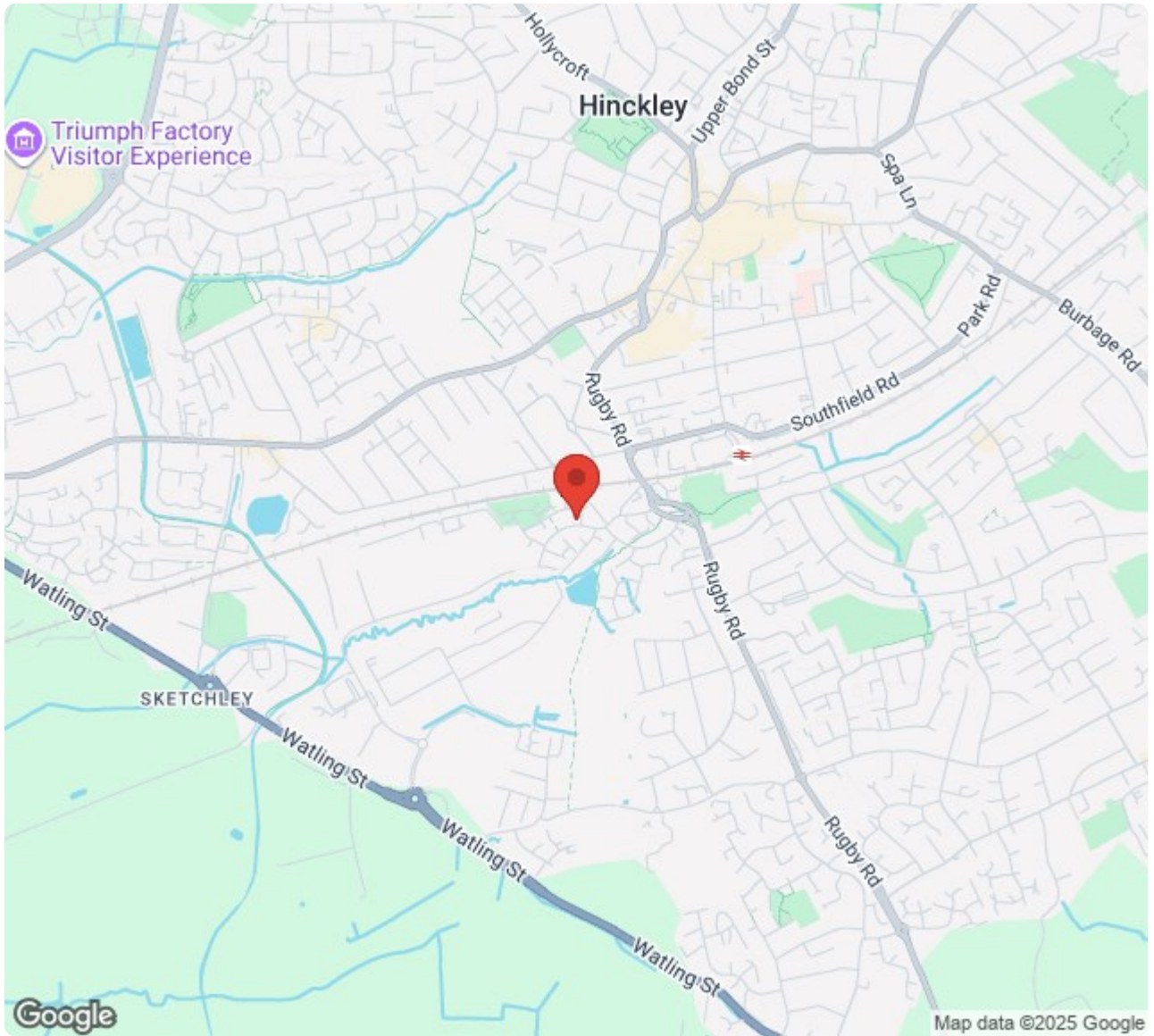
6'8" x 5'5" (2.05 x 1.67 )

With white suite consisting panelled bath, low level WC, pedestal wash hand basin, tiled surrounds, single panelled radiator, tiled flooring and extractor fan.



### OUTSIDE

To the rear of the property there are two allocated car parking spaces and bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	83	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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