



6 Bursdon Court
Glenfield Border, LE3 6PG

£125,000



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Glenfield Border, Leicester, LE3

A well presented ground floor flat with an extended lease until March 2120 meaning there are 95 years remaining. This lovely flat is situated in a select development of just 16 apartments on two floors in a cul-de-sac setting close to excellent local amenities, shops, schools, regular public transport & major road links. Gas central heating, UPVC double glazing. Good sized accommodation comprises hall, 15' lounge, kitchen with oven & hob, 2 double bedrooms, shower room with white suite. Communal gardens, garage in a block. Leasehold. Council tax band A

Entrance Hall

UPVC double glazed entrance door, laminate flooring, cloaks cupboard, radiator.

Lounge

15'1" x 12'5" (4.60m x 3.80m)

UPVC double glazed window, fitted carpet, radiator.

Breakfast Kitchen

8'11" x 8'8" (2.72m x 2.66m)

UPVC double glazed window, vinyl flooring, radiator. Fitted with a range of base, drawer & eye level units, work surfaces, stainless steel sink unit with mixer tap. Built-in electric double oven, gas hob with extractor hood, radiator. Provision for washing machine.

Bedroom One

12'11" x 10'6" (3.96m x 3.21m)

UPVC double glazed window, fitted carpet, radiator, built-in wardrobes.

Bedroom Two

10'8" x 9'1" (3.26m x 2.77m)

UPVC double glazed window to front, fitted carpet, radiator, cupboard housing Worcester combination boiler.

Shower Room

8'2" x 7'7" (2.51m x 2.32m)

UPVC double glazed window, chrome heated towel rail, vinyl flooring, waterproof wallboarding, extractor fan, mains shower, glass screen, pedestal wash hand basin, wc.

Outside

Communal gardens, garage in block.

Local Authority & Council Tax Information LCC

This property falls within Leicester City Council (www.leicester.gov.uk)

It has a Council Tax Band of A which means a charge of £1605.15 for tax year ending March 2026

Please note: When a property changes ownership local authorities do reserve the right to re-calculate council tax bands.

For more information regarding school catchment areas please go to www.leicestershire.gov.uk/education-and-children/schools-colleges-and-academies/find-a-school

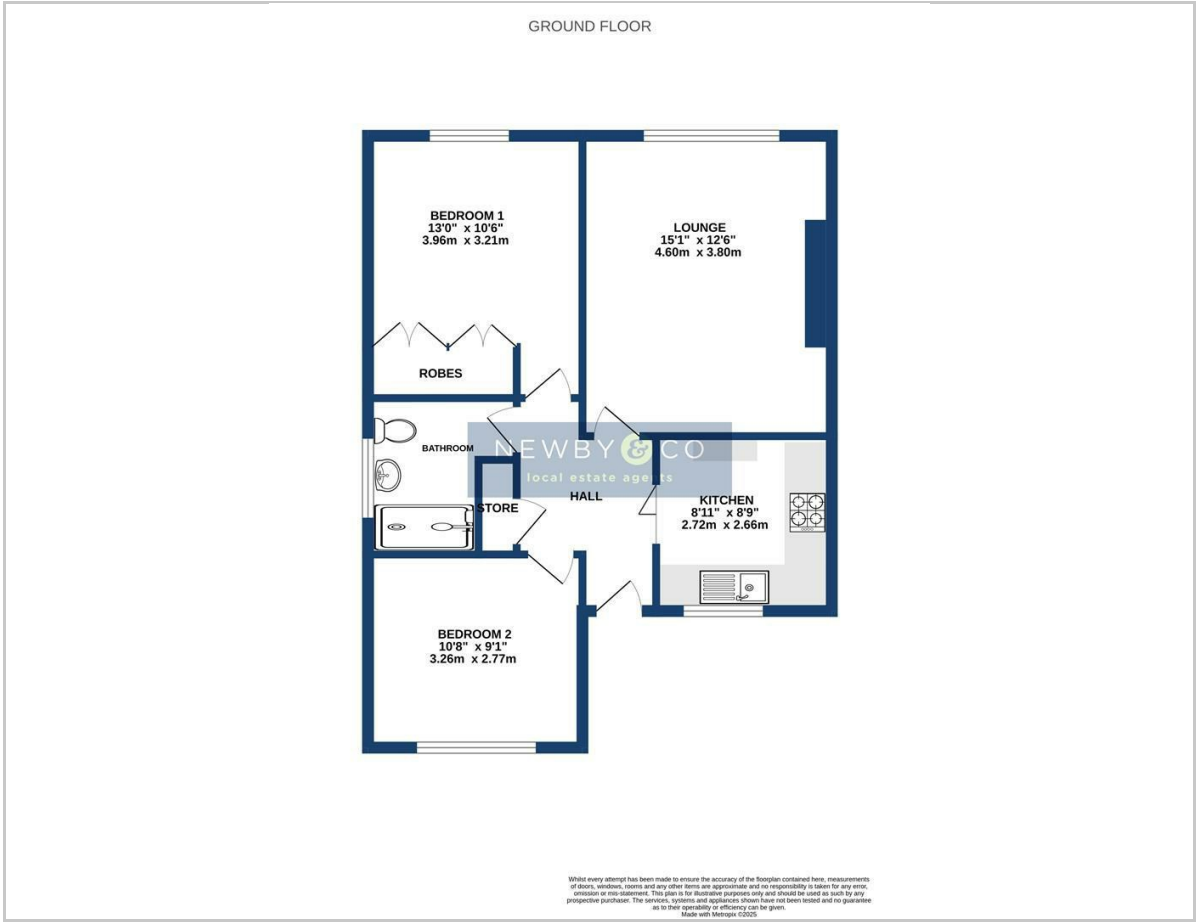
Lease Details

We understand that the lease has been extended until 24 March 2120 therefore there are 95 years remaining.

There are annual charges as follows: Ground Rent: £50; Service Charge: £733; Buildings Insurance: £314



Floor Plan



Viewing

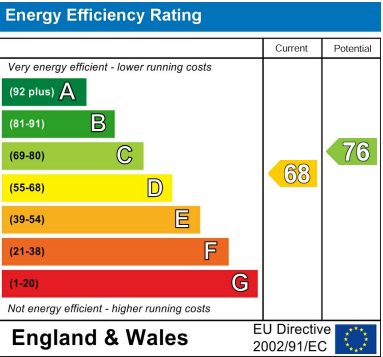
Please contact our Glenfield Office on 0116 2990 990 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



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