



4 Birkby Close, Hamilton

Leicester, Leicestershire, LE5 1PS

Offers In Excess Of £130,000



Available with no upward chain, fall in love with this modern two bedroom second floor apartment being advertised to buy to let investors only! Benefiting from electric heating and double glazed windows, the layout offers an entrance hall, open plan living kitchen diner, two double bedrooms and a bathroom. Outside there is an allocated parking space, further parking for visitors and maintained communal gardens.

Accommodation

The property is accessed via a communal entrance door with intercom system, leading through the communal entrance hall. A staircase rises to the front door.

Entrance Hall

Presented with carpet flooring, the entrance hall gives access to all of the accommodation. With a storage heater, spotlighting, central heating radiator and two built in cupboards.

Open Plan Living Kitchen Diner

20'1" max x 14'6" max (6.12m max x 4.42m max)

Upon entry from the hall, you walk into the kitchen area, fitted with a range of wall mounted and base units with complementary work surfaces over. Features include an inset sink and drainer unit with mixer tap, 'Whirlpool' oven with four ring gas hob over and extractor hood above, plumbing for washing machine, space for dishwasher and space for fridge freezer. There is also a window to the side elevation. Open access leads through to the living space with dual aspect glazing, spotlights, two electric heaters, TV point and a Juliette balcony.

Bedroom One

8'10" x 11'6" (2.69m x 3.51m)

Enjoying the use of built in wardrobes, bedroom one is a double and offers a double glazed window, carpet flooring and storage heater.

Bedroom Two

10'6" x 11'1" (3.20m x 3.38m)

A second double room offering a double glazed window, carpet flooring and storage heater.

Bathroom

6'8" x 6'3" (2.03m x 1.91m)

Fitted with a three piece suite comprising a bath with shower over and screen, wash hand basin and wc, all with complementary tiled surrounds. With an obscure window to the side elevation and spotlighting.

Outside

Communal gardens accessed via secure gated car park from Birkby Close with one allocated parking space.

Services, Tenure And Council Tax

All mains services are available and connected to the property. The property is leasehold with vacant possession upon completion. Leicester City Council - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser Ashley Mellors, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

Agents Note

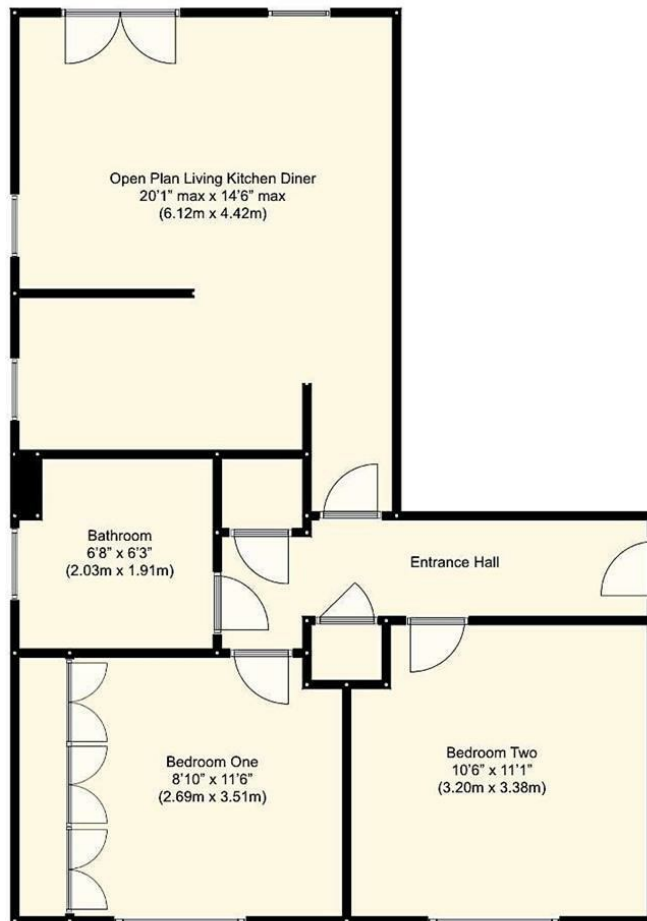
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

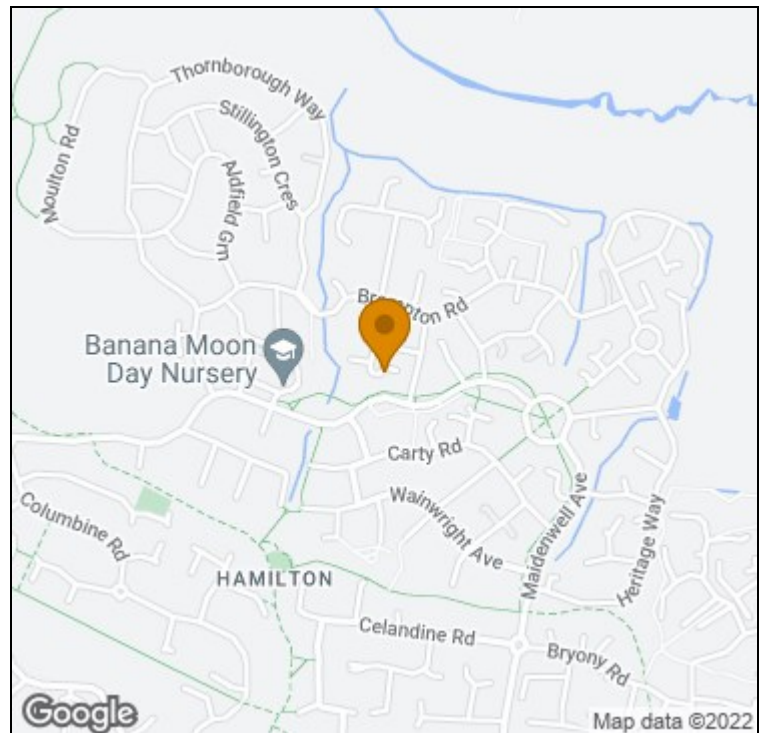
Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.



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



t: 01163440110 e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk