

# CASTLE ESTATES

1982

**A ONE BEDROOM GROUND FLOOR STUDIO FLAT IN A POPULAR RESIDENTIAL LOCATION**



**17 OAK CLOSE  
BURBAGE LE10 2JX**  
**Offers Over £70,000**

- Living/Bedroom
- Kitchen
- Popular Residential Location
- Useful Walk In Storage Area
- Bathroom



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A one bedroomed ground floor studio style apartment situated in a popular residential location with living/bedroom, kitchen and bathroom.

**COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band A (Leasehold).

Awaiting full details regarding the lease and fees.

**LIVING/BEDROOM**

14'7" x 8'6" (4.46m x 2.61m )

having front door, electric wall heater, tv aerial point and double glazed window.



**WALK IN STORAGE AREA**

6'4" x 4'0" (1.94m x 1.22m )



## KITCHEN

8'6" x 5'11" (2.60m x 1.81m )

having fly over work surfaces with space and plumbing beneath for washing machine, fitted wall cupboards, sink unit with base unit, space for cooker, space for fridge freezer, wood effect flooring and upvc double glazed window.



## BATHROOM

having shower cubicle, wash hand basin, low level w.c., towel rail and wood effect flooring.



## OUTSIDE

Communal Gardens.

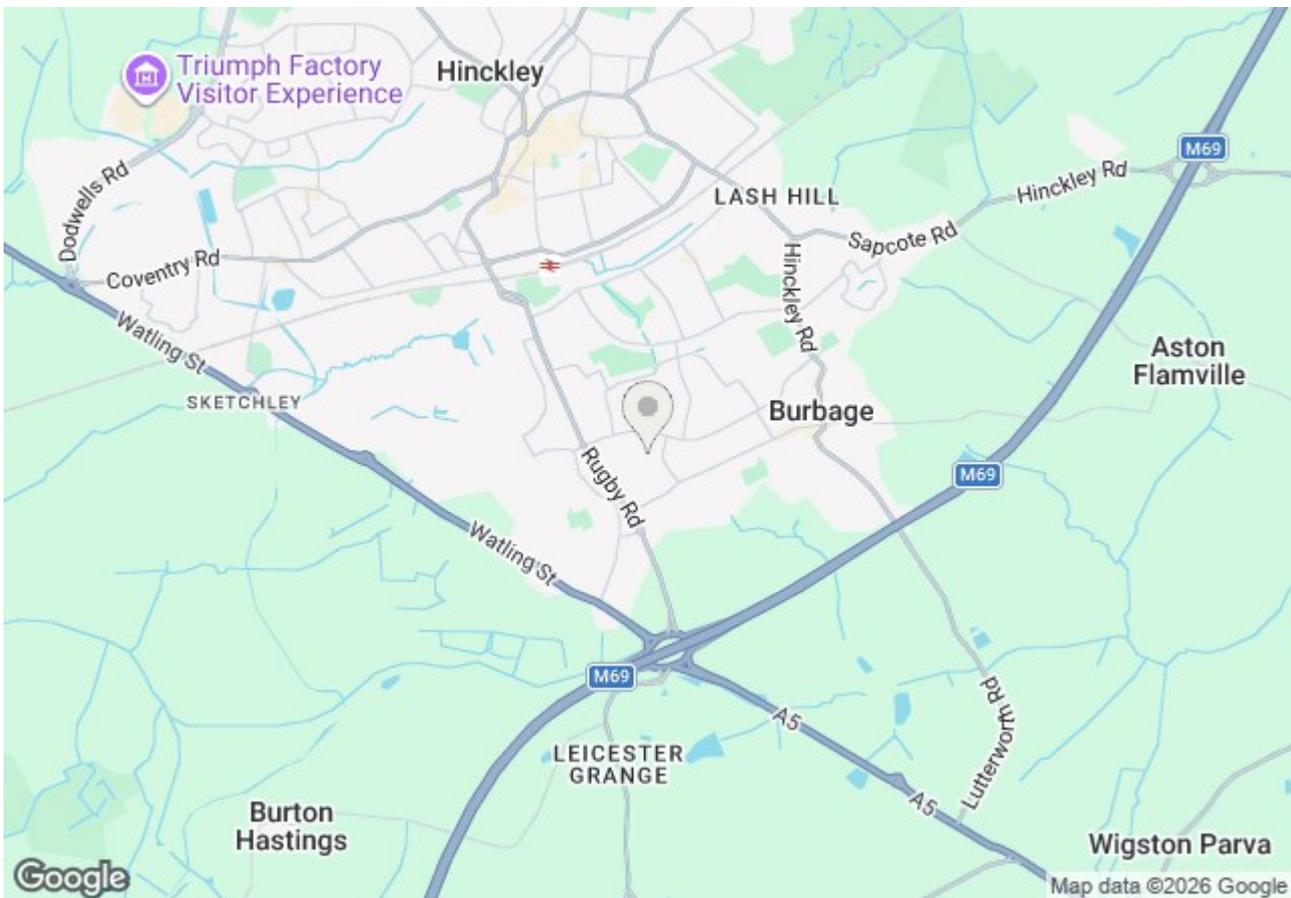


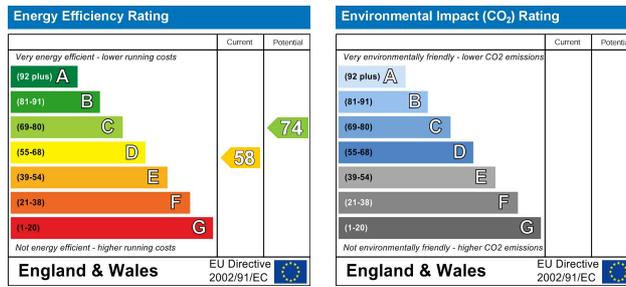
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>74</b>
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Approximate total area<sup>(1)</sup>  
22.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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