

# CASTLE ESTATES

1982

**\*\* 55% SHARED OWNERSHIP PROPERTY \*\* A BEAUTIFULLY PRESENTED TWO BEDROOMED SHARED OWNERSHIP PROPERTY SITUATED IN A MOST SOUGHT AFTER RESIDENTIAL LOCATION**



**26 KENSINGTON AVENUE  
BURBAGE LE10 3JE**

**55% Shared Ownership £145,750**

- 55% SHARED OWNERSHIP
- MODERN LOUNGE
- PRIVATE REAR GARDEN
- FAMILY BATHROOM
- TWO GOOD SIZE BEDROOMS
- WELL FITTED KITCHEN DINER
- OFF ROAD PARKING FOR TWO CARS
- VILLAGE LOCATION



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### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B

A 55% shared ownership property with monthly rent of £335.42 through Orbit Housing, this includes insurance and service charge (£281.38 rent, £31.97 service charge and £22.07 insurance).

### **ENTRANCE HALL**

Having composite double glazed front door, central heating radiator and stairs leading to the first floor landing



### **LOUNGE**

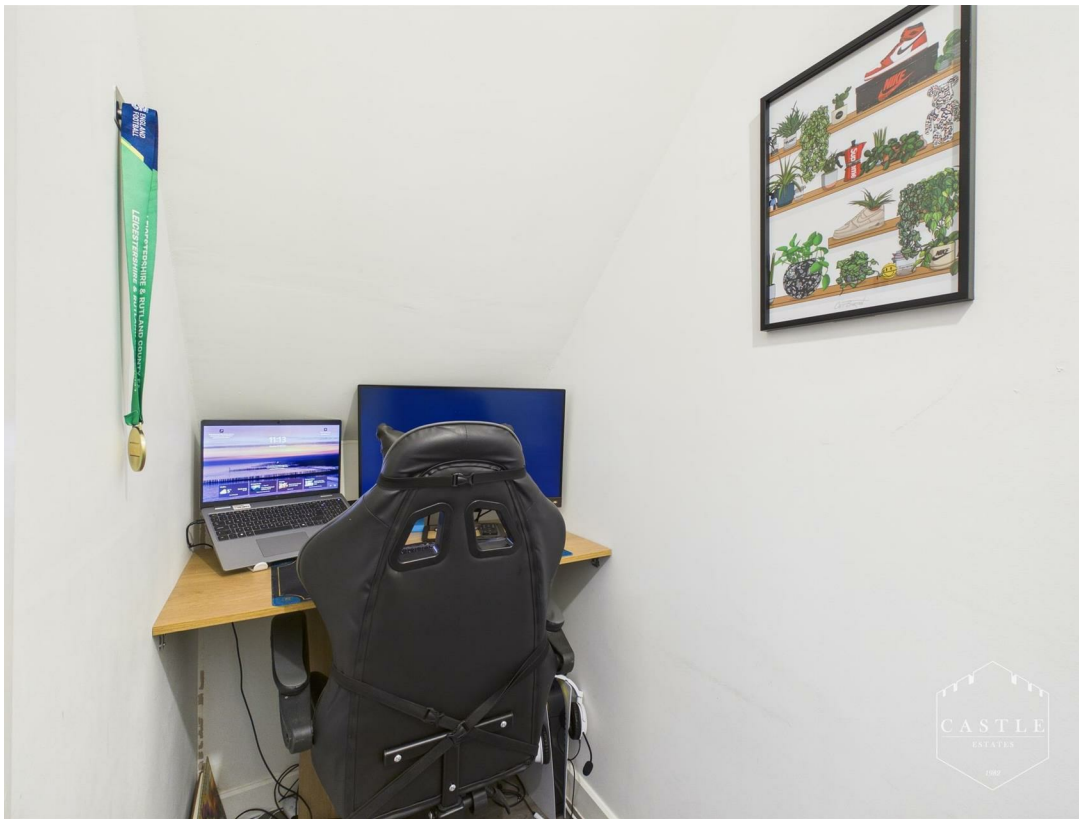
15'6" x 10'1" (4.74 x 3.08)

UPVC double glazed window to the front elevation, radiator, feature wall panelling, tv point and under stairs storage/office space.



## UNDER STAIRS STORAGE/OFFICE

Under stairs storage currently being used as a home office.



## KITCHEN DINER

10'8" x 10'0" (3.27 x 3.06)

having an attractive range of fitted units including ample base units, drawers and wall cupboards, contrasting work surfaces and inset stainless steel sink with mixer tap and drainer, integrated fridge freezer, integrated washing machine, built in electric oven with four ring gas hob and extractor hood over, built in gas fired boiler for central heating and domestic hot water. Upvc double glazed window to rear.



**REAR LOBBY**

5'4" x 4'4" (1.63 x 1.33)

having central heating radiator and door to rear garden.



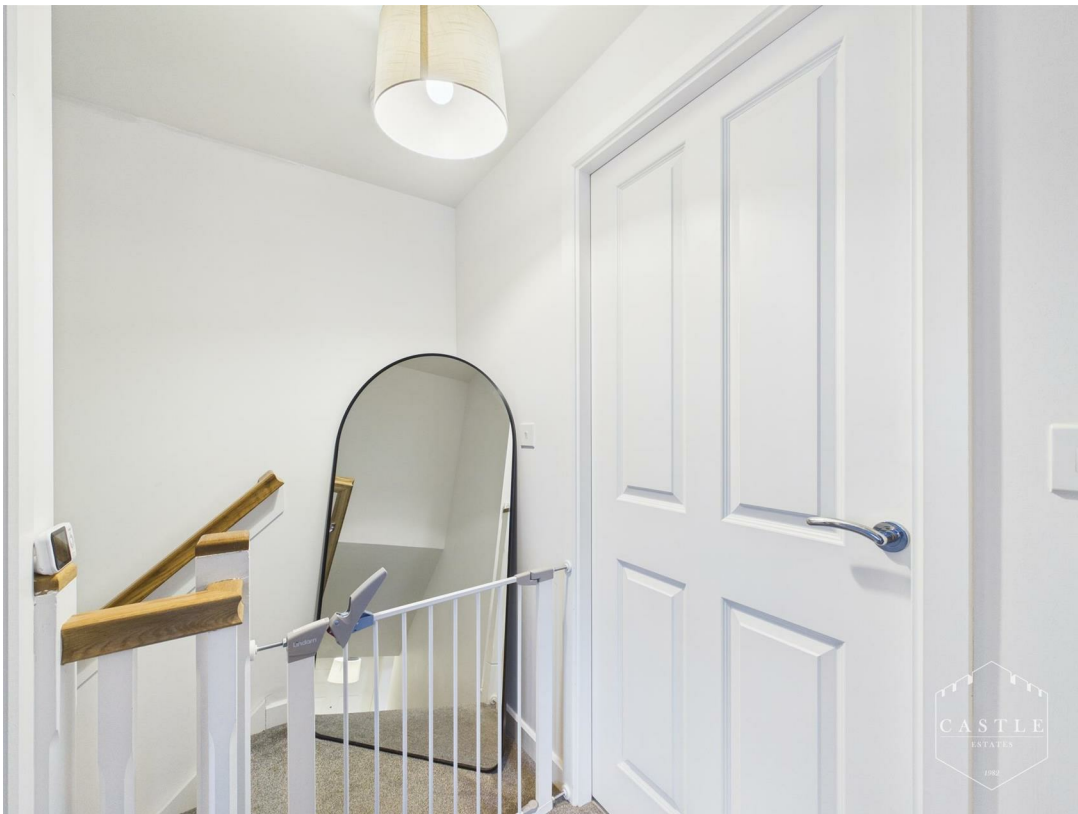
**DOWNSTAIRS WC**

4'8" x 3'3" (1.43 x 1.00)

having low level w.c., wash hand basin, central heating radiator and extractor fan.



**FIRST FLOOR LANDING**



## MASTER BEDROOM

11'9" x 11'3" (3.59 x 3.44)

having central heating radiator, feature wall panelling, built in wardrobes, built in storage area over the stairs and two upvc double glazed windows to front.



## BEDROOM TWO

13'8" x 11'0" max (4.17 x 3.37 max )

having access to the roof space, central heating radiator, built in newly fitted hammonds wardrobes and upvc double glazed window to rear.



## BATHROOM

having low level w.c., wash hand basin, panelled bath with shower over, chrome ladder style heated towel rail, extractor fan and upvc double glazed window to side with obscure glass.



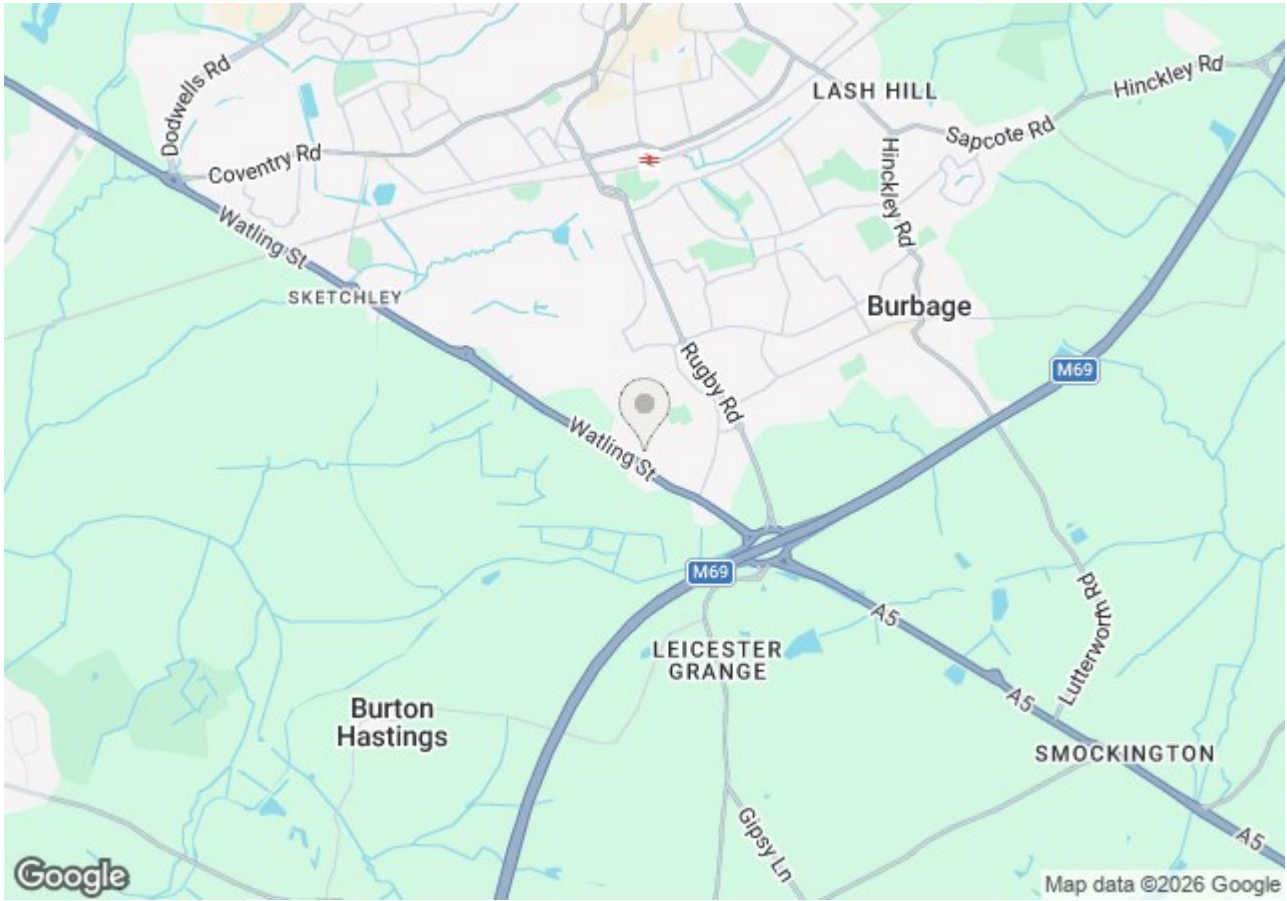
## OUTSIDE

there is direct vehicular access over a driveway with standing for two cars. A foregarden with shrubs. Side pedestrian access to the rear garden with patio area, lawn, further slabbed seating area, fenced boundaries and garden shed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>83</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 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>		
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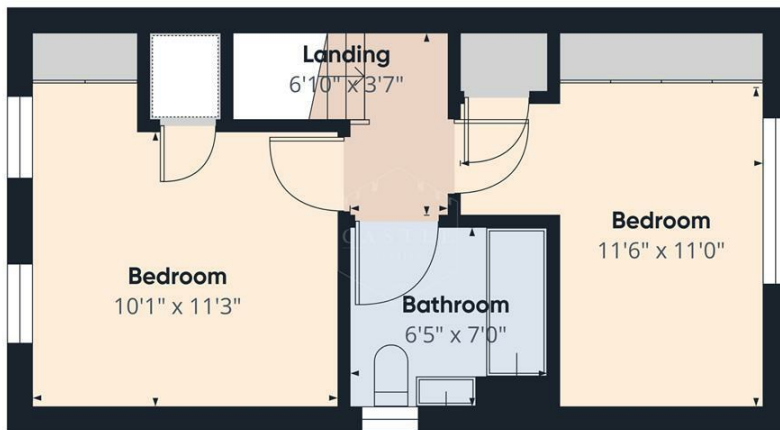


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
678 ft<sup>2</sup>  
Reduced headroom  
4 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
..... Below 5 ft

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

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## **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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