



FLAT 63, 4 BIRKBY CLOSE

HAMILTON, LEICESTER, LE5 1PS

Guide price

£96,000

INVESTMENT SALE



Modern 1 bedroom first floor apartment FOR SALE AS AN INVESTMENT PROPERTY with existing tenants in situ on an AST. Gross rent PA £6,600 Gross yield potential 6.95%. Electric heating, UPVC double glazing, communal hallways, entrance hall, open plan living room and fitted kitchen, double bedroom and bathroom. Communal grounds and secure car parking with allocated space.



FLAT FOR INVESTMENT

ACCOMMODATION

COMMUNAL HALLWAY, STAIRS AND LANDING

ENTRANCE HALL

with entrance door, intercom system, two fitted storage cupboards and an electric heater.

LOUNGE

with double opening doors to front and Juliet Balcony, electric heater, laminate flooring, downlights, archway to:-

KITCHEN

with a range of wall and base units, work surfaces, stainless steel sink top, integrated electric hob and electric oven below, stainless steel splash back with cooker hood above, integrated dishwasher, space for fridge freezer and washing machine.

DOUBLE BEDROOM

with window to front, laminate flooring and an electric heater.

BATHROOM

with white suite comprising panelled bath with shower over, washbasin with storage cupboard below and w.c., part tiled walls, tiled flooring and extractor fan.

OUTSIDE

Gated entrance driveway.
One allocated parking space.

GENERAL INFORMATION

VIEWING: Strictly by appointment with Shouler & Son, County Chambers Kings Road, Melton Mowbray, Leicestershire, LE13 1QF. Tel:- 01664 560181

TENURE: Leasehold. 155 year lease from 2005.

Current service charge is £97 per calendar month. There is a Home Ground Rent of £150 per annum and a Green Belt charge of approx £100 per annum. The service charge includes Buildings Insurance, Cleaning of communal areas, garden and landscape management, monthly window cleaning, communal lighting and all general repairs and maintenance to the building and grounds.

TENANCY: The flat is currently let by Shoulers on an AST at £550 PCM giving a gross yearly rent of £6,600. We are selling the flat for the current owner with the tenancy in place, therefore not with vacant possession.

SERVICES: Mains electricity, water and drainage.

DIRECTIONS: From Thurmaston Lane take Sandhills Avenue and continue straight ahead at both traffic islands. Take the fifth turning on the left into Hornby Road and left again into Birkby Close, the block will be found on the left hand side.

DISCLOSURE: Under section 21 of The Estate Agents Act, we are obliged to disclose that the seller is a relation of a staff member.



Ground Floor



County Chambers, Kings Road,
Melton Mowbray, Leicestershire LE13 1QF

Tel: 01664 560181

www.shoulers.co.uk
housesales@shoulers.co.uk
lettings@shoulers.co.uk

EPC: This property has an Energy Performance Rating. A copy is available upon request.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	86
(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	