



17 Bailey View, LE6 OFF

**£130,000**

A modern ground floor apartment situated close to the heart of the village centre close to all the local amenities and excellent road links. Benefiting from double glazing, full gas central heating. Offering open plan living space with kitchen and lounge area, hallway, two bedrooms and shower room. Communal gardens, parking space and additional space for guests. EPC BAND C

### **Entrance Hall**

Entrance door, radiator, fitted carpet.

### **Living-Kitchen 17'2" x 12'2" (5.23 x 3.71)**

Double glazed window to the front, two radiators, tiled area to the kitchen area, fitted with base, drawer and eye level units, stainless steel sink unit with mixer taps, built-in electric double oven and gas hob with extractor hood, provision for washing machine.

### **Bedroom One 11'6" x 10'9" (3.51 x 3.28)**

Double glazed window to the side, radiator, fitted carpet.

### **Bedroom Two 11'6" x 6'4" (3.51 x 1.93)**

Double glazed window to the front, radiator, fitted carpet.

### **Shower Room**

Radiator, extractor fan, double shower enclosure, pedestal wash hand basin, wc.

### **Outside**

The communal gardens comprise of paved paths, lawns, flower beds with shrubs and flowers, storage area.

Allocated parking for 1 car with additional spaces available for visitors.

### **Lease Information**

The property is a leasehold property with a ground rent of £150.00 and service charge of £1226.23 till end of December 2019

### **Useful Information**

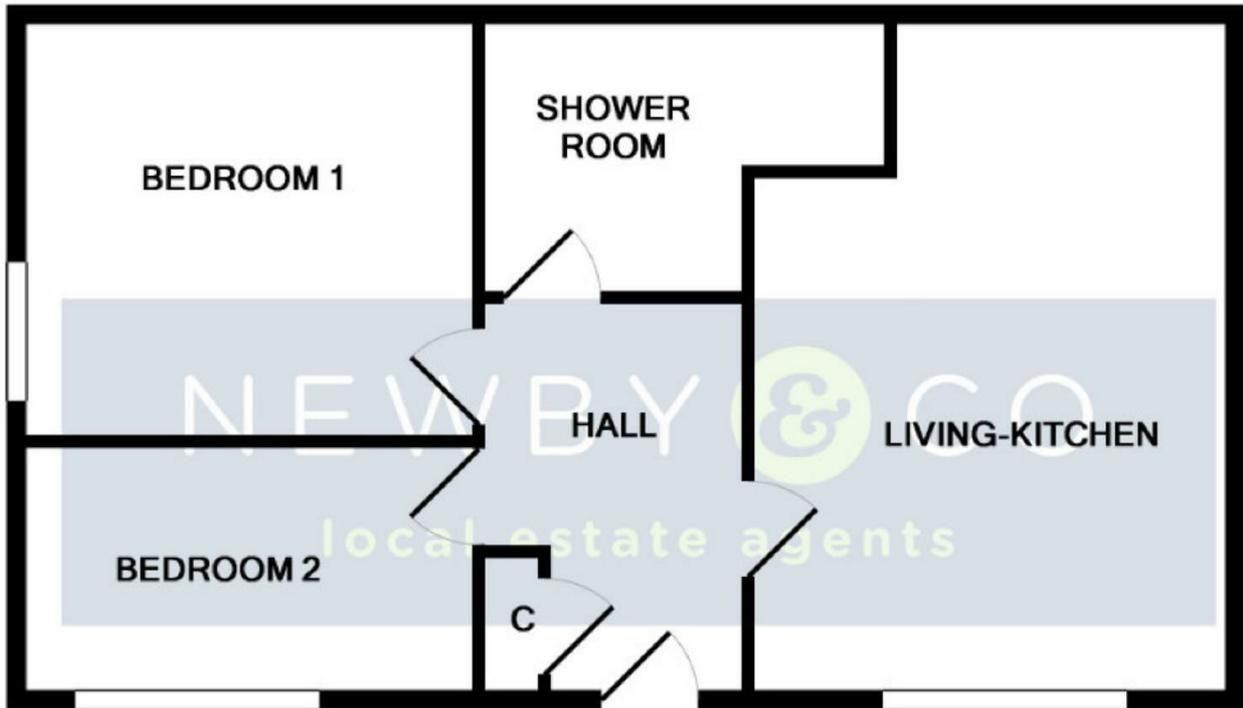
This property falls within the Hinckley & Bosworth Borough Council (01455) 238141 area and has a Council Tax Band of B which means a charge of £1421.73 Pa for tax year ending March 2019  
Please note: When a property changes ownership local authorities reserve the right to re-calculate council tax bands.

EPC Band C

### **Directional Note**

Enter LE6 OFF into your SAT NAV or : On reaching Groby, proceed along the Leicester Road and turn right into Newtown Linford lane and left into Bailey View.

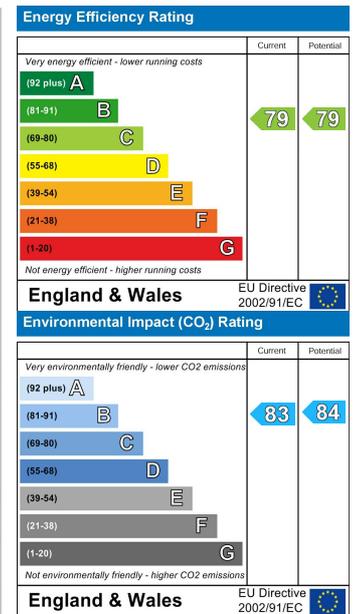
# Floor Plan



# Area Map



# Energy Efficiency Graph



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