Aston&Co
ESTATE & LETTING AGENTS

6 Birkby Close

Hamilton, LE5 1PS

Offers In The Region Of £120,000

2 1 1 C

Available with sitting tenant currently paying £775.00 per calendar month, We are delighted to offer to the market this well presented two bedroom first floor apartment in the popular area of Hamilton, set within walking distance to local amenities. The apartment briefly comprises of; Entrance Hall, Two Bedrooms, Family Bathroom and an Open Plan Lounge Kitchen Area. The property also benefits from Allocated Parking, Double Glazing & Electric Heating

- Available with sitting tenant, £775pcm
- First Floor Apartment
- Two Bedrooms
- Close Proximity To Local Amenities
- Allocated Parking & Communal Garden
- Internet - Standard, Super & Ultrafast all available. See Ofcom for more details
- Council Tax Band - B
- EPC Rating - C

Location
Hamilton located on the northern border of Leicester took its name from the deserted medieval village of the same name which lied between the present day villages of Scraptoft and Barkby Thorpe. From its concept some 25 years ago, Hamilton has grown into a major residential area and has become largely self sufficient with schools from nursery up to secondary age groups, a library and community centre, shops including a large Tesco store and business and industrial areas. Further amenities can be found in neighbouring towns and villages such as Thurmaston, Birstall and Syston with the later having its own railway station providing access to London in approximately 80 minutes. The A607 provides a direct route into the city centre and the nearby A46 western bypass to the north and the A563 outer ring road to the south takes traffic around the county and directly to the M1 and M69 motorways making the area an ideal commuter location.

Entrance Hall
Provides access to all rooms throughout the property, storage cupboard & Radiator fitted to side aspect

Bedroom One
Double Glazed window to front aspect, Electric panel heater to side aspect

Bedroom Two
Double Glazed window to front aspect, Electric panel heater to side aspect

Open Plan Lounge Kitchen
The kitchen is fitted with a range of floor and wall mounted units with square edged work surface and stainless steel splashback over the hob. The kitchen also benefits from an four ring electric hob, oven and extractor fan, stainless steel sink and drainer unit, space for a fridge and freezer, uPVC double glazed window to the side aspect. The lounge has french doors overlooking the front of the block and a wall mounted heater.

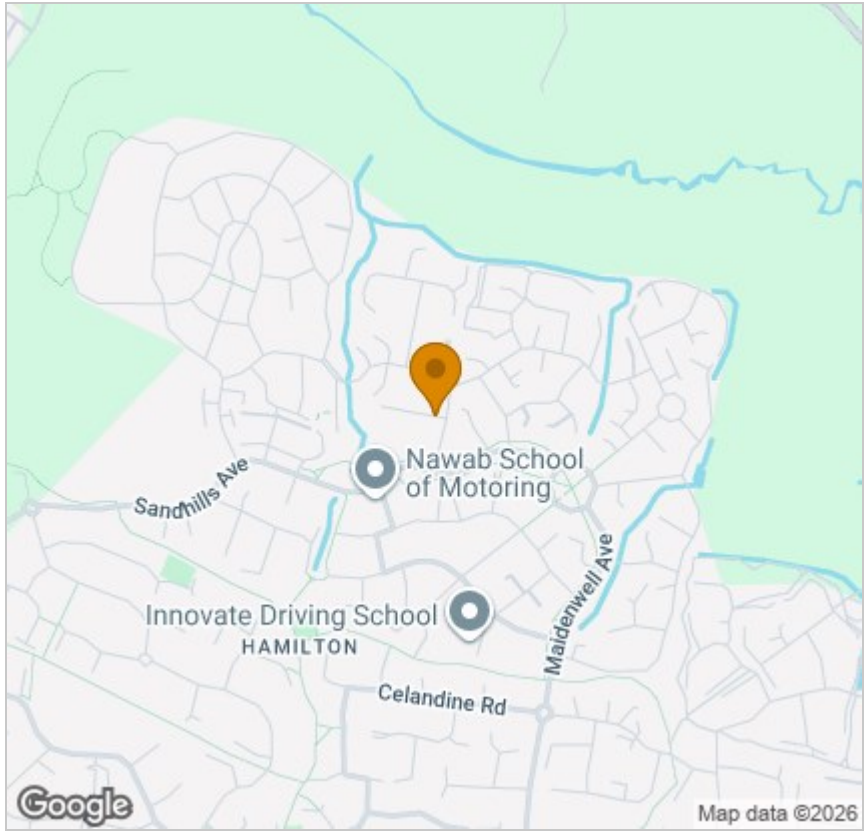
Outside
Allocated parking for one car & communal gardens.

Valuation
Are you looking to sell your own home? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Aston & Co on and one of the team will happily arrange an appointment.

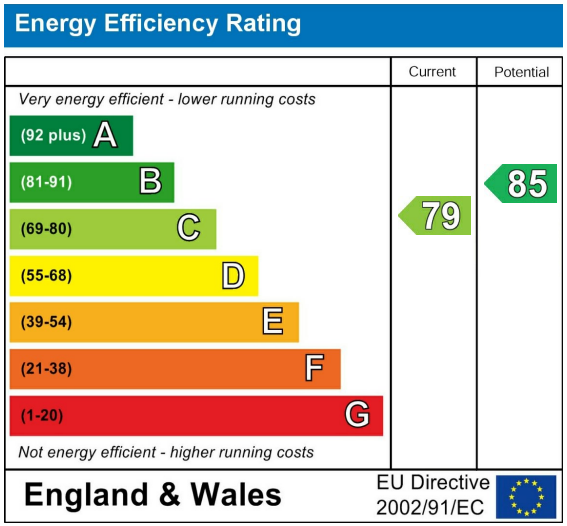
Financial Services
Do you require any assistance with a mortgage? We have an in house mortgage adviser who has a whole of market lender panel to tailor the best product for each individual. If you are wanting to get some advice on borrowing, give our office a call on and we can arrange an appointment at a convenient time that suits you.

Floor Plan

Area Map



Energy Efficiency Graph



Viewing

Please contact our Wigston Sales Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Aston & Co Estate Agents 67 Long Street, Wigston, Leicestershire, LE18 2AJ
Tel: 0116 2883872 Email: info@astonandco.co.uk https://astonandco.co.uk/