



wards
Residential

11 Pickering Place, Burbage, LE10 2FJ
£895.00 Per calendar month

This well-presented first floor, two bedroom flat is located in a quiet cul-de-sac in the sought after village of Burbage. Offering a great opportunity, the flat is ideally situated with easy access to local amenities, transport links and nearby parks. The accommodation comprises: Hallway with intercom for the communal Entrance, open plan Kitchen/Living/Dining Room, two Bedrooms, and Jack and Jill Bathroom with a four piece suite. Outside there is a car parking space and communal gardens. The property also has UPVC double glazing and gas central heating with radiators. This well presented flat benefits from lots of natural light with double aspect windows within the open plan living space. Outside includes a single designated parking space plus visitor spaces. Unfurnished.

****Available end of October****

Holding Deposit: £206

Security Deposit: £1032

EPC Rating: B

Council Tax Band: B

Hall

With intercom and cloakroom cupboard.

Kitchen/Living/Dining Room

5.05 x 6.88 Metres

Spacious open plan kitchen/dining/living room with a dual aspect having a UPVC double glazed window to the rear and two UPVC double glazed windows to the front. The kitchen itself comprises beech wood effect base and wall units with a sink and drainer, laminate worktop over, single oven with gas hob and extractor over and gas fired central heating boiler in a cupboard.

Bedroom 1

3.52 x 3.6 Metres

With a double glazed window to the rear elevation.



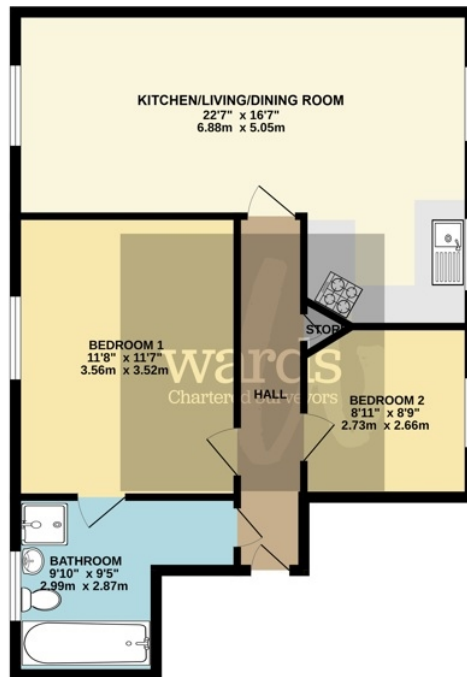
EPC - B(81)

Council Tax Band - B

Call 01455 251771 to make an appointment to
view this property



GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA: 712 sq.ft. (66.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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