

CASTLE ESTATES

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**A SPACIOUS ONE BEDROOMED GROUND FLOOR APARTMENT SITUATED IN A
CONVENIENT LOCATION**



**5 WHARF YARD, COVENTRY ROAD
HINCKLEY LE10 0NQ**

Guide Price £85,000

- Modern Living Kitchen
- Bedroom
- Double Glazing
- Convenient Location
- White Bathroom
- Off Road Parking
- Electric Heating
- VIEWING ESSENTIAL



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VIEWING

By arrangement through the Agents.

DIRECTIONAL NOTE

Travelling from Hinckley along Coventry Road, the entrance to this block of recently built apartments is located on the left hand side between the Simla restaurant and The Wharf Inn just before Nutts Lane.

DESCRIPTION

A spacious ground floor apartment enjoying a living kitchen, bedroom and bathroom. Outside there is a parking space for a car.

It is situated in a convenient location, close to the A47, A5 and M69 junctions making travelling to further afield very good indeed. Hinckley town centre is approximately half a mile away with its shops, schools and amenities.

More specifically the electrically heated and double glazed accommodation comprises:

LIVING KITCHEN

16'0" x 14'9" (4.90m x 4.50m)

LOUNGE AREA having electric storage heater, tv aerial point, upvc double glazed window and upvc double glazed French doors.



LIVING KITCHEN

KITCHEN AREA having a range of gloss contemporary units including base units, drawers and wall cupboards, butchers block work surfaces and inset stainless steel sink with mixer tap, built in stainless steel electric oven, four ring electric hob with stainless steel splashback and extractor hood over, space and plumbing for washing machine, integrated fridge and electric kick board heater.



BATHROOM

having white suite including pedestal wash hand basin, low level w.c., panelled bath with shower over and glass screen, extractor fan, airing cupboard housing the hot water tank.



BEDROOM

9'10" x 8'9" (3.0m x 2.67m)
having electric storage heater and built in wardrobe.

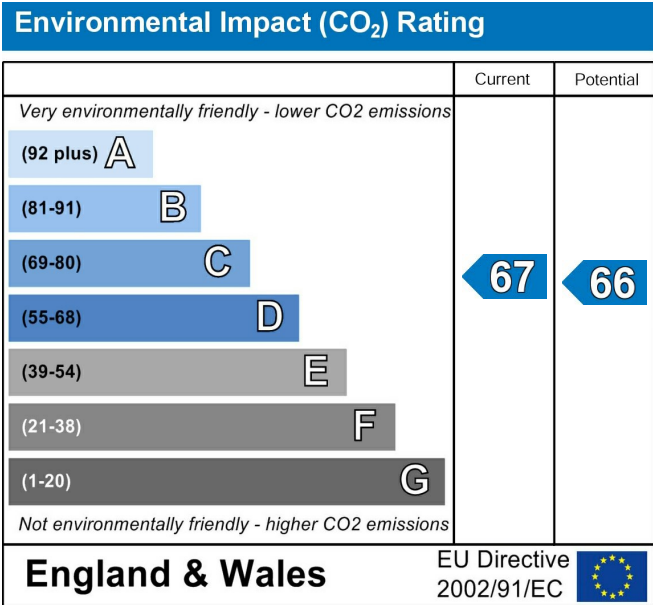
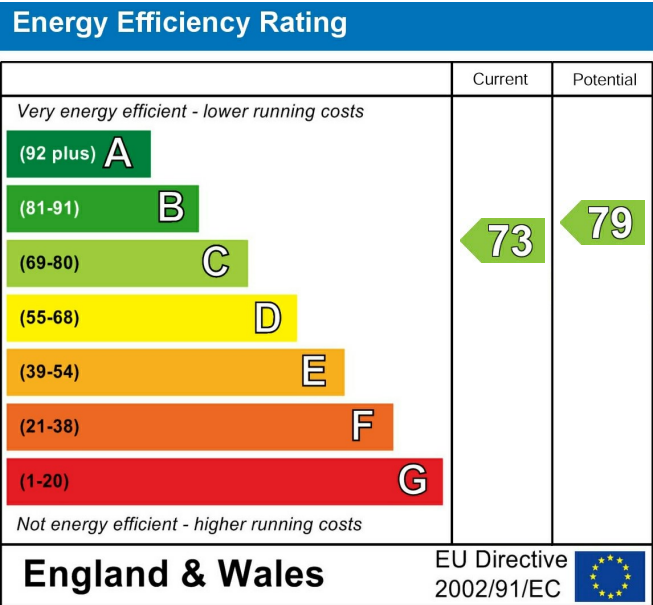


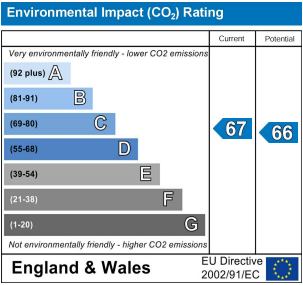
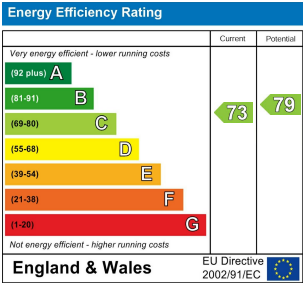
OUTSIDE

There is a parking space for a car.

LEASEHOLD

This property is Leasehold with 99 years remaining. Ground Rent, service charge and building insurance £150.00 per year.





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 12.00 pm
