



Coventry Road, Hinckley LE10 0JT

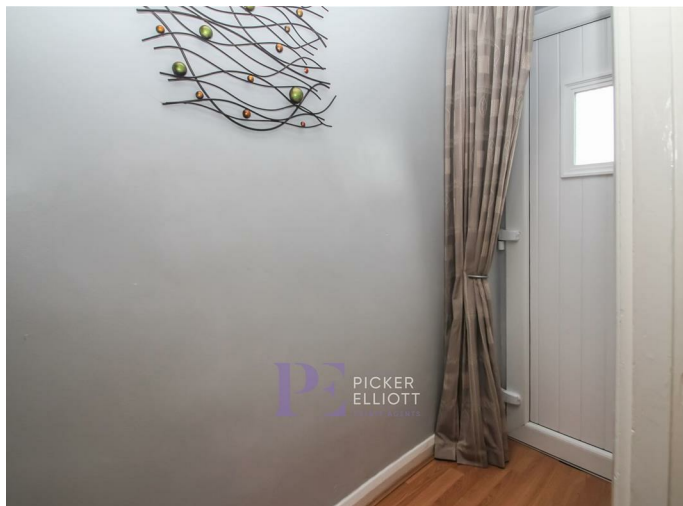
£110,000

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110 CASTLE STREET,
HINCKLEY, LE10 1DD
01455 612613

A lovely first floor duplex apartment in a popular and highly convenient location within walking distance of Hinckley town centre, The Crescent, and public transport. The spacious accommodation briefly comprises, entrance hall, kitchen, spacious lounge dining room, shower room and two bedrooms. EPC: E. Council tax band:A.



Enter Via Opaque Double Glazed Door into

Entrance Hall

With laminate flooring, stairs to first floor landing and door opening to

Kitchen

9'3 x 7'6 (2.82m x 2.29m)

With an excellent range of base and wall units, roll edge work surfaces over, tiling to splash backs, inset electric hob with built in oven, inset drainer sink, space and point for washing machine, space for dishwasher, double glazed window, laminate flooring and door to

Shower Room

5'3 x 4'8 (1.60m x 1.42m)

With vanity sink unit, low level flush WC, enclosed shower cubicle with electric shower, extractor fan and electric radiator.

Lounge/Dining Room

13'7 x 10'7 (4.14m x 3.23m)

With double glazed window, laminate flooring, door to useful under stairs storage cupboard and electric heater.

First Floor Landing

With doors to

Bedroom One

10'9 x 7'6 (3.28m x 2.29m)

With double glazed window, electric heater and laminate flooring.

Bedroom Two

10'8 x 7'7 (max) x 4'6 (min) (3.25m x 2.31m (max) x 1.37m (min))

With laminate flooring, electric heater and double glazed window.

Important Notice

Tenure - Leasehold 964 years remaining Ground rent £10 per annum

1. These particulars have been prepared in all good faith to give a fair overall view of the property. If any points

are particularly relevant to your interest in the property please ask for further information.

2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves on such matters prior to purchase.

3. The photograph/s depict only certain parts of the property. It should not be assumed that any contents, furnishings/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Please ask for further information if required.

4. Any areas, measurements or distances referred to are given as a guide only and are not precise. If such details are fundamental to a purchase, purchasers must rely on their own enquiries or those which can be performed by their appointed advisers.

5. Where reference is made to planning permissions or potential uses such information is given in good faith. Purchasers should however make their own enquiries into such matters prior to purchase.

6. Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquiries to ensure that our descriptions are likely to match expectations you may have of the property.

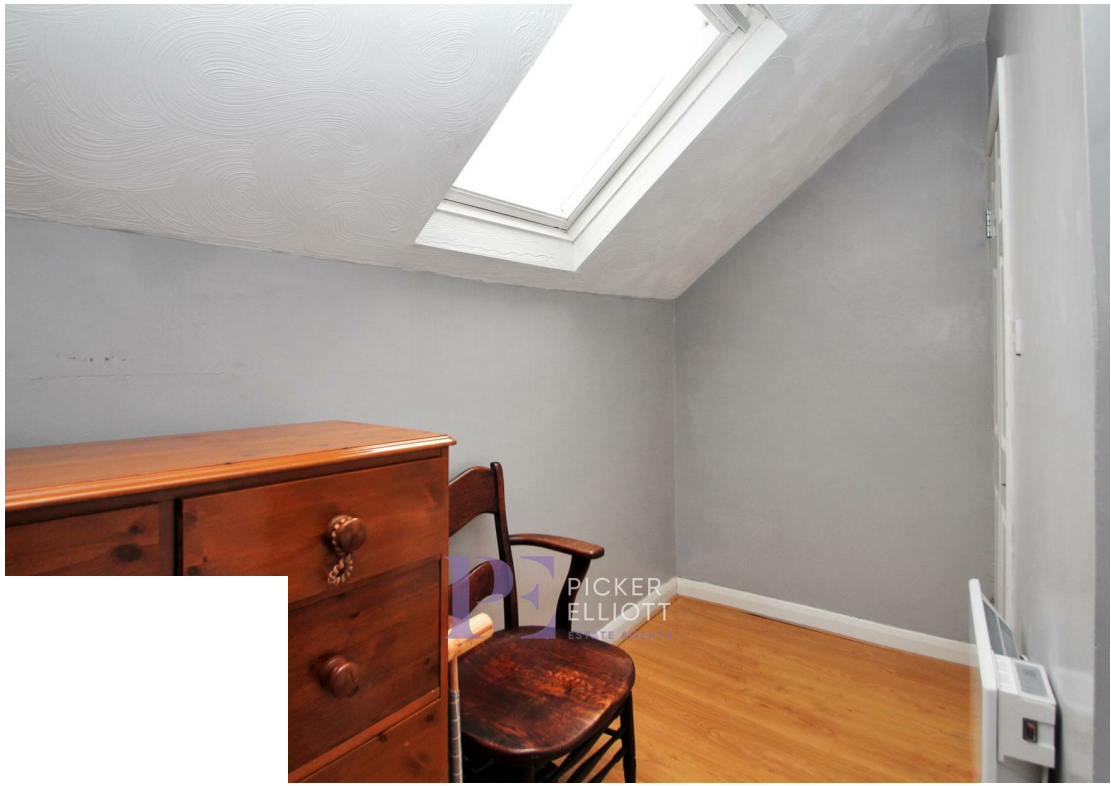
7. The information in these particulars is given without responsibility on the part of the Sole Agents or their Clients. The particulars do not form any part of an offer or a contract and neither the Sole Agents nor their employees has any authority to make or give any representations or warranty in relation to this property.

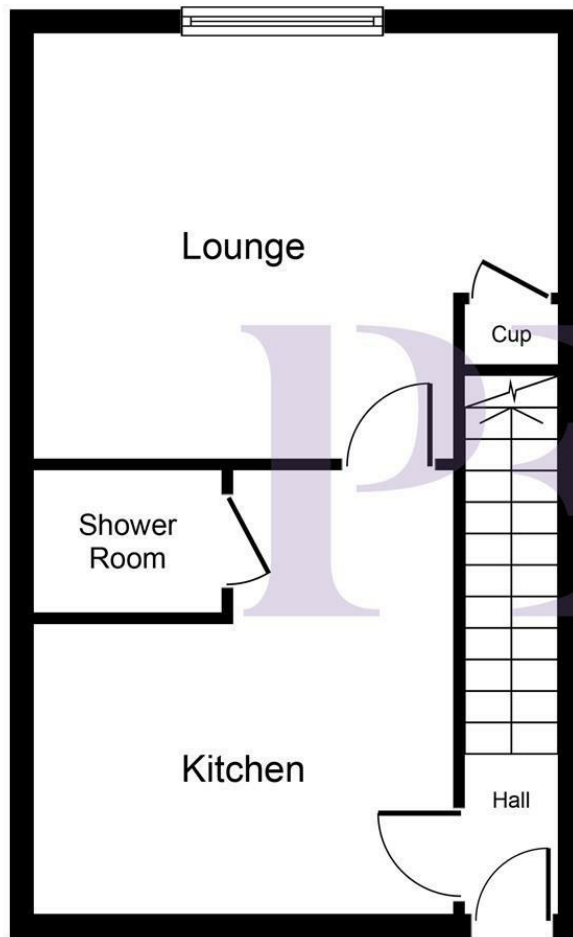
8. All main services are understood to be connected but have not been tested by the Agents.

9. We accept no liability for the content of the video and recommend a full physical viewing as usual before

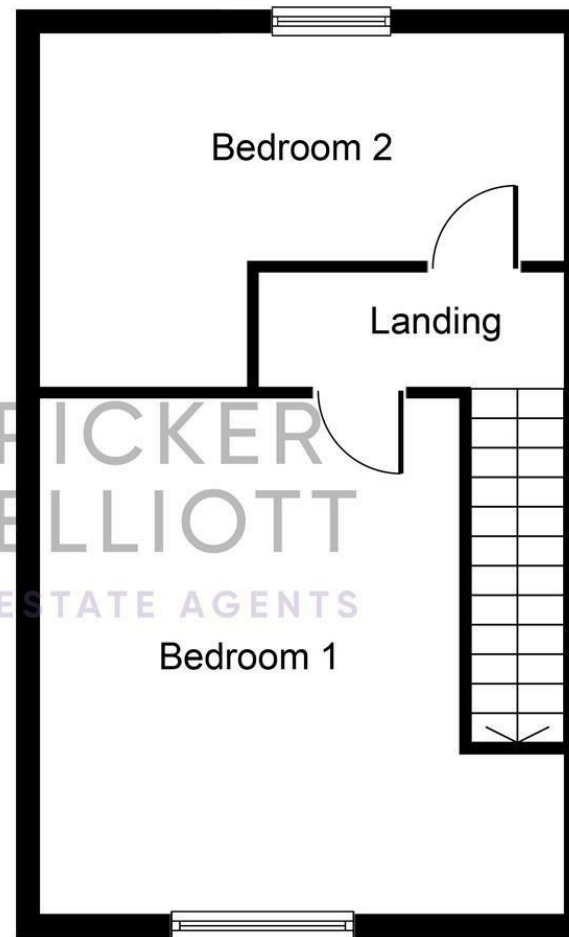
you take steps in relation to the property (including incurring expenditure).

10. Copyright and Social Media: Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company. We may use various options for marketing including all social media and mailing campaigns and should you have any concerns relating to this then you should let us know as soon as possible. MONEY LAUNDERING REGULATIONS -In line with current money laundering regulations, prospective buyers who have an offer accepted on a property, will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.





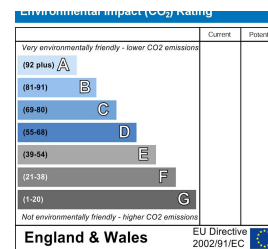
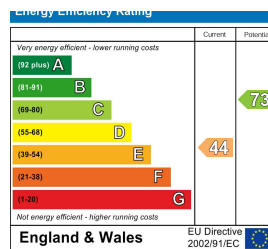
Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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