

- Town Centre Location
- No Chain

- Two Bedrooms

## Property Description

Wright and Wright are pleased to be able to offer for sale this rare opportunity to acquire a modern town centre second floor two bedroom apartment within purpose built development. Double glazing, heating & alarm. Entrance hall, spacious lounge, fitted kitchen. Two bedrooms, master with en-suite, bathroom. Communal gardens and allocated secure parking with further visitor parking provision. Viewing recommended, no chain.

### Entrance Hall

having two ceiling light points, electric heater, storage cupboard and loft access.

### Lounge 16' 8" x 11' 8" (5.08m x 3.55m)

having double glazed window and French doors with views, two ceiling light points, feature fireplace with electric fire, electric heater, television aerial point, and door to...

### Fitted Kitchen 11' 2" x 6' 4" (3.40m x 1.93m)

having double glazed window, ceiling light point, electric heater, range of matching wall and base units with roll edge worktops, single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, integrated dishwasher, fridge and freezer. Built in oven with electric hob and extractor over.

### Bedroom One 12' 8" x 9' 2" (3.86m x 2.79m)

having double glazed window, ceiling light point, television and telephone ports, electric heater, built in double wardrobe. Door to...

### En-Suite 5' 2" x 5' 1" (1.57m x 1.55m)

having ceiling light point, electric shaver point, built in airing cupboard, three piece suite comprising low level flush wc, wash hand basin and shower cubicle.

### Bedroom Two 11' 8" x 6' 9" (3.55m x 2.06m)

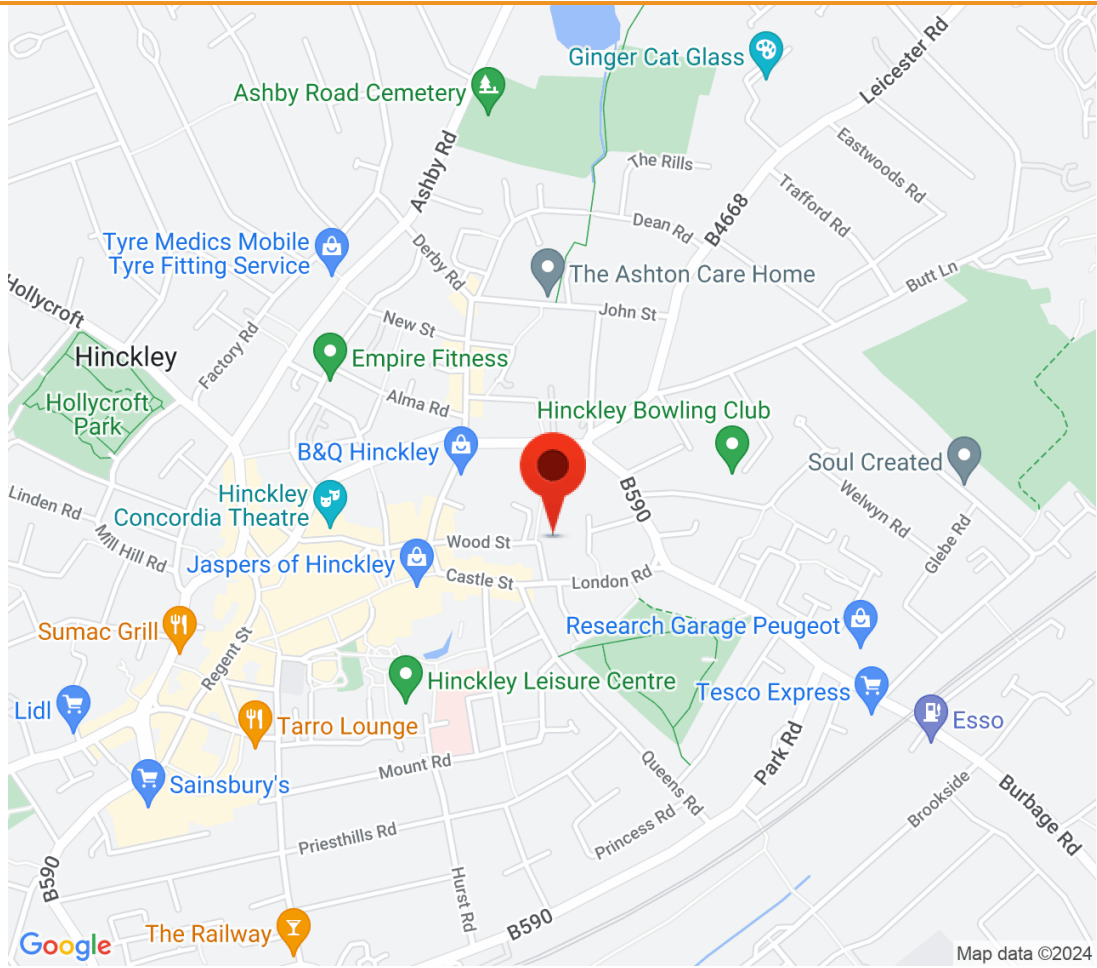
having double glazed window. ceiling light point, electric heater, television and telephone ports.

### Bathroom 7' 4" x 6' 8" (2.23m x 2.03m)

having ceiling light point, shaver socket, electric heater, three piece suite comprising low level flush wc, wash hand basin and side panelled bath.

### Outside

Communal garden areas, and bin store, visitor parking to front and allocated gated car park for residents with one allocated space to rear.



|  |   |                           |
|--|---|---------------------------|
| 17 BOSWORTH HOUSE<br>PRIORY WALK<br>HINCKLEY<br>LE10 1JT |   | Energy rating<br><b>D</b> |
| Valid until<br><b>3 February 2031</b>                    | Certificate number<br><b>0260-2573-9090-2229-3031</b> |                           |

