



### Property Description

Wright and Wright are pleased to offer for sale this two bedroom second floor apartment within popular purpose built development. Entrance hall, lounge with kitchen area. Two bedrooms, bathroom. Off road allocated parking bay. No chain.

**Entrance Hall**

having ceiling light point, storage cupboard.

**Lounge Area** 4.30m x 4.04m (14' 1" x 13' 3")

having ceiling light point, television aerial point, panel heater and double glazed French doors.

**Dining Area** 2.90m x 2.50m (9' 6" x 8' 2")

having double glazed window, ceiling light point, skylight and heater.

**Kitchen Area** 2.90m x 1.80m (9' 6" x 5' 11")

having ceiling light point, range of matching wall and base units with work surfaces over, electric hob, extractor and oven. Single bowl drainer sink unit with mixer taps, plumbing for washing machine.

**Bedroom One** 4.20m x 3.10m (13' 9" x 10' 2")

having double glazed window, ceiling light point, skylight and heater.

**Bedroom Two** 3.84m x 2.60m (12' 7" x 8' 6")

having double glazed window, ceiling light point, skylight and heater.

**Bathroom** 3.17m x 2.10m (10' 5" x 6' 11")

having ceiling light point, heated towel rail and four piece suite comprising low level flush wc, wash hand basin, side panelled bath and shower cubicle.

**Outside**

Communal areas and 1 allocated parking bay

**Notes to Purchasers**

This property is sold as seen with all contents within the property down to the new buyer to dispose with as they see fit.

GROUND FLOOR  
717 sq.ft. (66.6 sq.m.) approx.



TOTAL FLOOR AREA : 717 sq.ft. (66.6 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Flat 17  
Richmond House  
Richmond Gate  
HINCKLEY  
LE10 0AF

Energy rating

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Valid until

22 August 2034

Certificate number

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