

## Apartments 1 - 5, Cedar Lawns Church Street, Hinckley, LE10 2DE

**£1,050,000**

ATTENTION INVESTORS - A rare opportunity to acquire FIVE luxury FREEHOLD apartments in the centre of Burbage.

This attractive Grade II listed building was sympathetically converted by Messrs Tony Morris Homes in 2018 and has been maintained to an excellent standard.

In summary, there are three two bedroomed apartments, and two one bedroomed apartments, each with allocated parking and quality fixtures and fittings throughout. All apartments are currently let and generate a gross annual income of £51,492.00.

We encourage all potential buyers to contact our office for further information and / or to arrange a viewing. Please note that as the properties are occupied, any prospective buyers must have funds / finance in place.



## Rear Elevation



## Entrance



## Communal Entrance



## Summary

'Cedar Lawns' is an attractive Grade II listed building that dates back to the mid nineteenth century, and was more recently converted into five luxury apartments by a local and well renowned builder.

The sympathetic refurbishments have retained a wealth of charm and character, and each individual apartment has been finished and maintained to an excellent standard with a proven track record of high demand within the rental market.

## Apartment 1

A spacious ground floor two bedroomed apartment with a large open plan living / kitchen / dining room, two double bedrooms and a bathroom.

## Apartment 2

A generously sized ground floor one bedroomed apartment with a large open plan living / kitchen / dining room, a large double bedroom, a bathroom and a basement.

## Apartment 3

Another good sized two bedroomed apartment situated on the first floor, with a large open plan living / kitchen / dining room, two double bedrooms and a bathroom.

## Apartment 4

Situated on the first floor, a large one bedroomed apartment with a kitchen, separate living / dining room, a large bedroom and a bathroom.

## Apartment 5

'The Penthouse' occupying the entire second floor, this completely unique and cleverly designed area maximises the use of space. With a dining kitchen, large living room, two double bedrooms and a bathroom.

Internal photographs of each individual apartment are available from our office.

## Example Kitchen



## Example Kitchen



**Example Kitchen**



**Example Living Area**



**Example Kitchen**



**Example Living Area**



**Example Kitchen**



**Example Living Area**





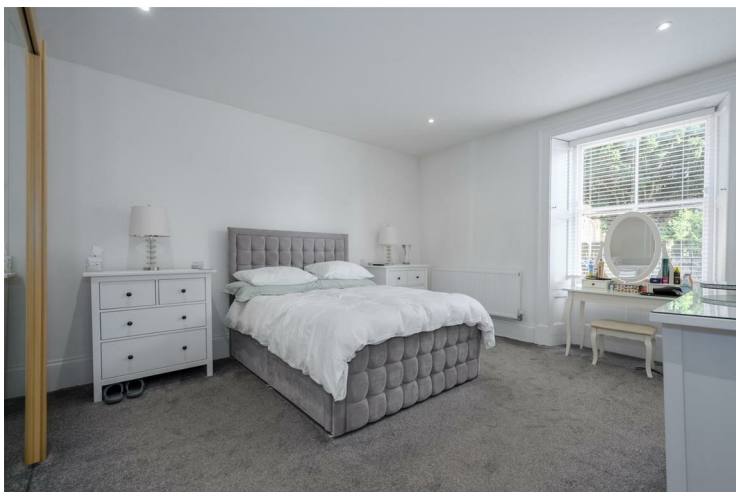
**Example Living Area**



**Example Bedroom**

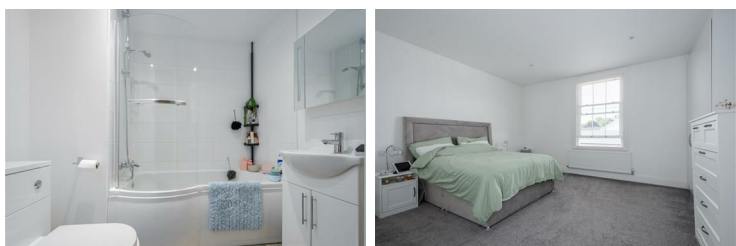


**Example Bedroom**



**Example Bedroom**

**Example Bathroom**



**Example Bathroom**



**Example Bedroom**



**Example Bathroom**



## Example Bathroom



## EPC - All Band 'C'

Apartment 1

<https://find-energy-certificate.service.gov.uk/energy-certificate/9163-2818-7693-9728-8091>

Apartment 2

<https://find-energy-certificate.service.gov.uk/energy-certificate/8095-3786-3129-6627-2983>

Apartment 3

<https://find-energy-certificate.service.gov.uk/energy-certificate/8097-4786-3129-2627-3983>

Apartment 4

<https://find-energy-certificate.service.gov.uk/energy-certificate/8648-7729-6639-9178-0926>

Apartment 5

<https://find-energy-certificate.service.gov.uk/energy-certificate/8648-7729-6639-9178-0926>

## Mortgages

Independent Mortgage advice is available through this office. If you wish to speak to our Independent Financial Adviser, please call our office to arrange an appointment.

## Offer Procedure

If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.

In order to satisfy money laundering regulations Carlton Estates are required to carry out checks to verify each parties identity.

## Notes For Purchasers

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and

as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Carlton Estates (Narborough) Ltd has not tested any apparatus, equipment, fixtures, fittings, or services and it is in the buyer's interests to check the working condition of any appliances.

## Thinking of Selling?

IF YOU ARE THINKING OF SELLING YOUR PROPERTY LET OUR LOCAL KNOWLEDGE AND EXPERIENCE WORK FOR YOU!

Carlton Estates are an independent and family run estate agency specialising in the local market, having a reputation for quality, service and customer care.

We value your business and understand that selling your home is a major decision.

Our guarantee to you is that through our professionalism and attention to detail in every respect, we will endeavor to ensure the entire process is as straight forward and hassle free as possible.

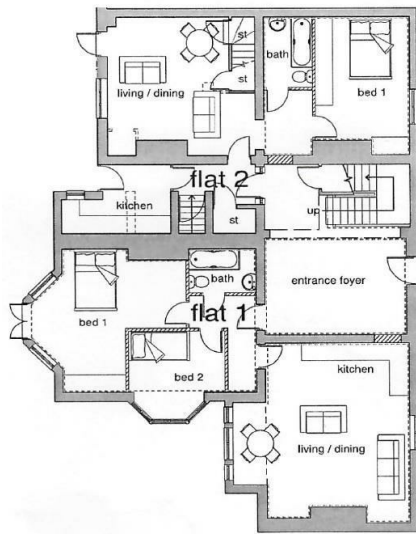
10 GOOD reasons to choose Carlton Estates:

- \* THE local agent
  - \* FREE market appraisal
  - \* REALISTIC valuations based on local market knowledge
  - \* EXTENSIVE advertising for maximum exposure
  - \* COMPETITIVE fees
  - \* REGULAR client feedback
  - \* MORTGAGE advice available
  - \* NO sale no fee
  - \* ACCOMPANIED viewing's where necessary
  - \* INTERNET advertising to include, Rightmove, ONTHEMARKET, FindaProperty and our own [www.carltonestates.co.uk](http://www.carltonestates.co.uk)
- CALL US NOW ON 0116 284 9636

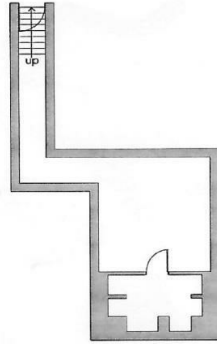
## Opening Hours

MONDAY - FRIDAY : 9:00am - 17:30pm SATURDAY : 10:00am - 14:00pm

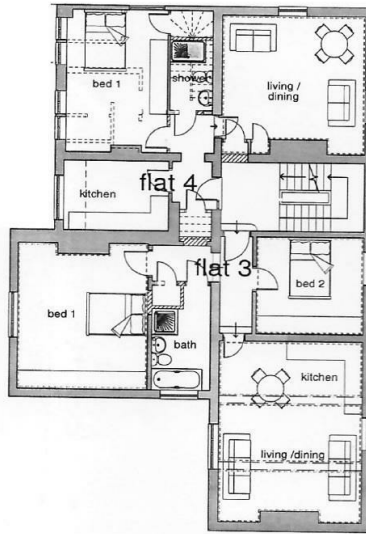




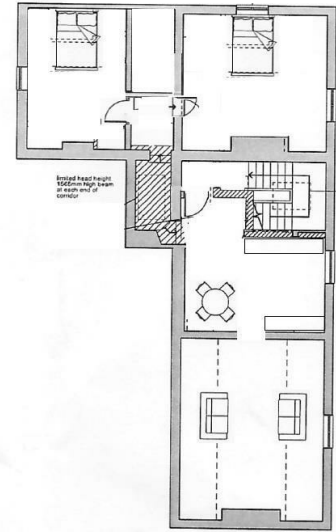
Ground Floor Plan



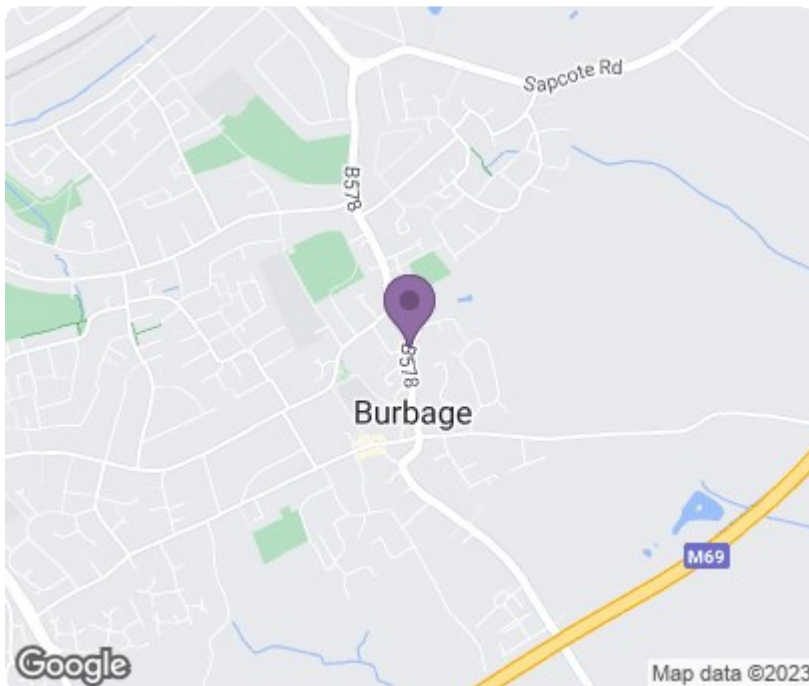
Basement Plan



First Floor Plan



Second Floor Plan



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	