



## 7 Richmond House

, Hinckley, LE10 0AF

£800 Per Calendar Month



A two bed roomed ground floor apartment in quiet location with the benefit of UPVC double glazing, electric heating, parking.

## Reception hall

Having large storage cupboard, built in cupboard with hot water cylinder.

## Lounge/dining room with kitchen 21'9" x 121'2" (6.63 x 371)

Having three UPVC double glazed window, two electric heaters, t.v aerial point, cushion wooden laminate flooring, vinyl flooring to kitchen, three wall units, five base units, stainless steel electric hob, stainless steel electric oven, extractor fan, ceramic wall tiling.

## Bathroom 9'2" x 7'7" (2.79 x 2.31)

Having full suite in white comprising of panelled bath, pedestal wash hand basin, low flush e.c, electric ladder style central heating radiator, separate shower cubicle.

## Bedroom 1 13'2" x 9'7" (4.01 x 2.92)

Having UPVC double glazed window, electric ladder style central heating radiator, separate shower cubicle, ceramic wall tiling.

## Bedroom 2 (rear) 10'7" x 8'11" (3.23 x 2.72)

Having UPVC double glazed window, electric wall heater.

## Outside

Having allocated parking

## General information

### TENURE

We understand that the property is freehold however the purchasers solicitor should clarify this.

### SERVICES

All mains services are connected to the property to include mains gas, electricity, water and drainage.

### FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

### VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

### Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

### OFFER PROCEDURE

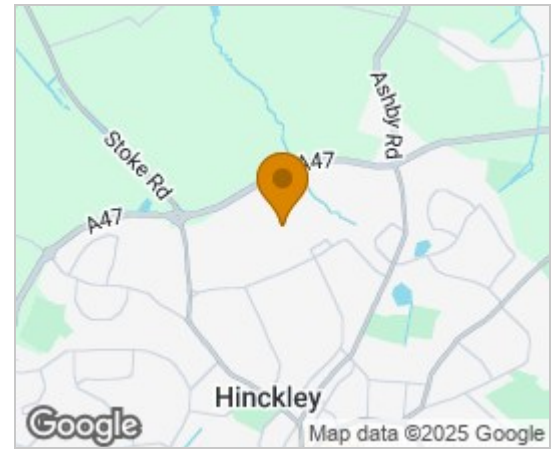
We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

### OFFICE OPENING HOURS

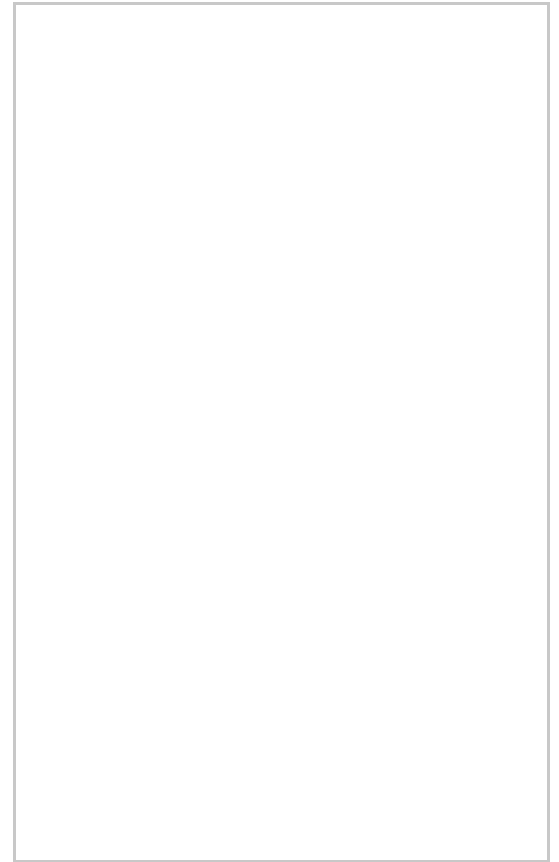
MONDAY - FRIDAY 9.AM- 6PM

SATURDAY 9AM- 4PM

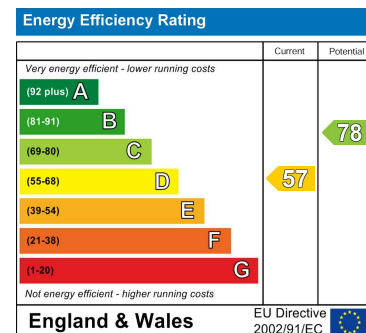
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

28-30 New Buildings, Hinckley, Leicestershire, LE10 1HW

Tel: 01455 613555 Email: profilesea@aol.com <https://www.profiles-estates.co.uk>