



## 10 Middlefield Court

, Hinckley, LE10 0QT

£650 Per Calendar Month



THIS PROPERTY IS FOR OVER 55'S ONLY.

A deceptively spacious, well appointed one bedroomed first floor property conveniently located and having the benefit of UPVC double glazing, gas fired central heating, allocated car parking.



Ground floor entrance

Leading to first floor apartment

Lounge (front) 15'3" x 11'4" (4.65 x 3.45)

Having UPVC double glazed window, central heating radiator, security intercom, power points, room stat.

Kitchen (rear) 11'4" x 8'8" (3.45 x 2.64)

Having stainless steel sink unit, range of base and wall units comprising of seven base units and two wall units, airing cupboard off with immersion heater, gas cooker point, double glazed picture window, ceramic wall tiling, power points.

Double bedroom (front) 12'2" x 9'3" (3.71 x 2.82)

Having UPVC double glazed picture window, fitted double wardrobe, single central heating radiator.

Modern bathroom (rear)

Having full colour suite comprising of panelled bath, wash hand basin, low flush w.c, single central heating radiator, ceramic wall tiling, obscure UPVC double glazed window.

Allocated parking

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General information

TENURE

We understand that the property is leasehold 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

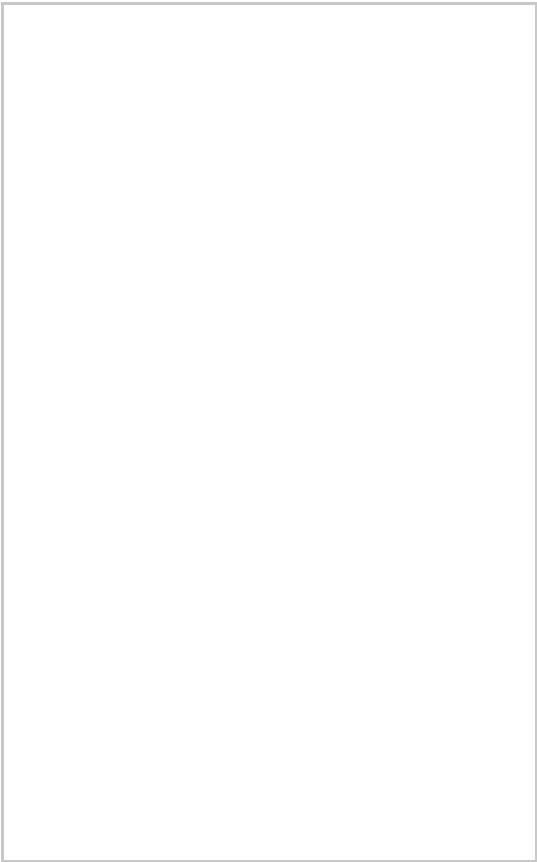
MONDAY - FRIDAY9.AM- 6PM

SATURDAY9AM- 4PM

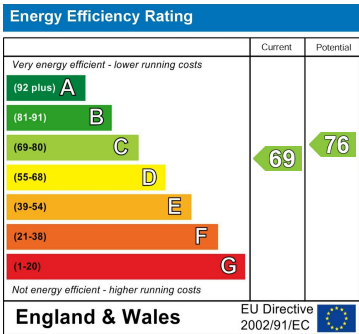
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.