



11 Southfield Road, Hinckley, LE10 1UG
Offers Over £120,000



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*** NO CHAIN *** RH Homes And Property are delighted to market this two bedroom leasehold apartment at Desford House within close proximity of Hinckley town centre, and all major facilities such as train station, bus hub, shops and entertainment. The accommodation comprises a Communal Hall & then a door into the Apartments Hallway, open plan Kitchen & Living Room with Juliet Balcony and French Doors, Two Bedrooms and Bathroom. There is a useful Store Cupboard. Double glazing, recently replaced Electric heating. Outside is an allocated parking space.

Council Tax - B

Entrance Hallway

Desford House is accessed from the parking area via a communal entrance door with stairs to the second floor. The entrance door leads to the hallway with access of to:

Lounge

11'1 x 18'4 (3.38m x 5.59m)

With Double UPVC glazed French doors and Juliet balcony to front elevation and UPVC double glazed window to side, and electric heater.

Kitchen

10'11 x 5'11 (3.33m x 1.80m)

Being fitted with an ample range of base wall and base units with working surfaces over, an inset sink stainless steel sink with mixer tap, built in electric oven with four ring electric hob and hood over, space for fridge and plumbing for washing machine and a UPVC double glazed window to the side aspect.

Bedroom One

13'6 x 10'6 (4.11m x 3.20m)

Having laminate wood flooring, electric heater and a UPVC double glazed window to front, elevation.

Bedroom Two

9'7 x 8'5 (2.92m x 2.57m)

Having laminate wood flooring, electric heater and a UPVC double glazed window to front, elevation.

Bathroom

With a three piece white suite comprising low flush WC, Wash hand basin and bath with electric shower over, lino flooring and heated hand towel rail.





Outside

Communal parking area with allocated parking for one vehicle.

Lease and Charges

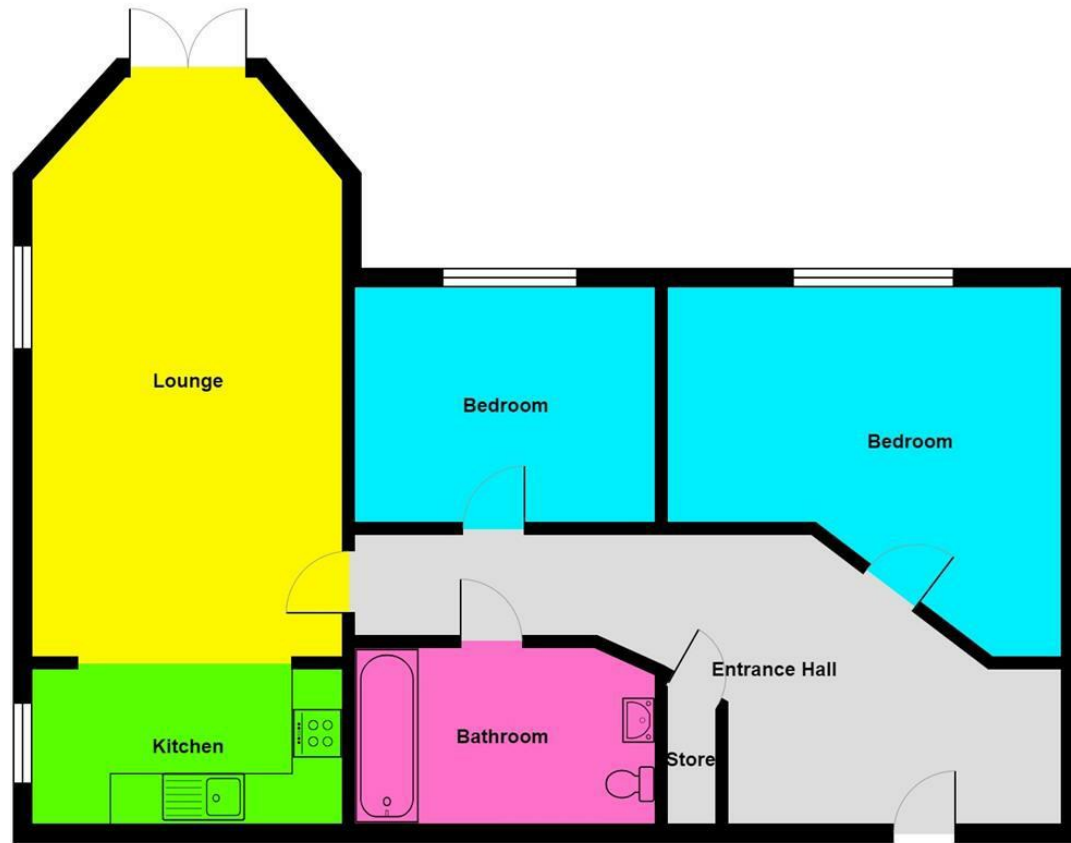
The lease is granted for 155 years beginning July 2004.

The ground rent is £180pa and the service charge is £1342.68pa.

Lettings and Management

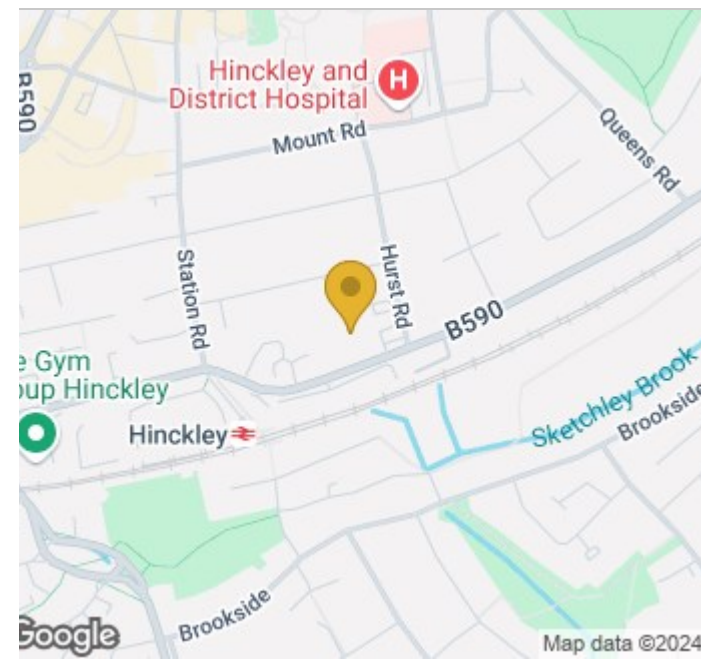
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All measurements are approximate and for display purposes only



Leaving Hinckley along Station Road, turn left at the end of the road onto Hawley Road which proceeds into Southfield Road. The apartments are just after the Doctors Surgery , Bradgate House is on the immediate left as you enter the Car Park. SATNAV the post code is LE10 1UD.

Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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