



**5 Richmond House, Hinckley, LE10 0AF**  
**Offers Over £150,000**



\*\*\* NO CHAIN \*\*\* RH Homes and Property are delighted to offer this is a very well presented Radleigh built two bedroom apartment in this popular development on a no through road with excellent traditional high ceilings for a spacious feel. It briefly comprises an Entrance Hallway accessed from a communal hall, open plan and good sized Lounge with impressive vaulted ceiling design & Juliette balcony with twin french doors and a refitted Kitchen, Two Bedrooms, Master with Ensuite Shower Room and separate three piece Bathroom. Having a nominated parking space. UPVC double glazing, Electric heating. \*\*\* Viewing recommended. EXTREMELY WELL PRESENTED \*\*\*

Council Tax Band B

### Entrance Hallway

12'6 x 4'4 overall (3.81m x 1.32m overall)

With a door from the communal hallway, and an intercom system to allow entry to the building via the external doors to the development. With laminated wood flooring, an electric heater, useful store cupboard and airing cupboard, and a loft storage hatch.

### Open Plan Lounge & Kitchen

19'5 x 18'0 (5.92m x 5.49m)

UPVC twin double glazed French doors with a Juliette balcony and a further full height UPVC double glazed window. TV aerial point, two electric heaters, laminate wood flooring and access through to the kitchen area.

### Kitchen

Refitted with a good range of modern wall and base level units with attractive contrasting working surfaces over and tiled splashbacks, there is an inset stainless steel sink and drainer, built in electric oven & four ring hob with a hood over, plumbing and space for a slimline dishwasher & a washing machine.

### Bedroom One

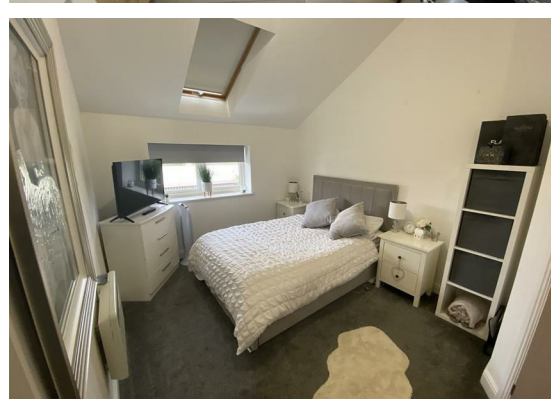
17'5 overall x 13'10 at max (5.31m overall x 4.22m at max)

UPVC double glazed window and skylight window to the rear elevation, and electric heater.

### Ensuite

6'7 x 5'11 (2.01m x 1.80m)

Having a white refitted three piece suite comprising a low level w.c., wash hand basin, and a shower in a shower cubicle with tiling and splashbacks, a heated towel rail and extractor fan.





### **Bedroom Two**

10'8 x 1 (3.25m x 0.30m)

With a UPVC double glazed window and skylight window to the rear elevation, and electric heater.

### **Bathroom**

7'1 x 5'7 (2.16m x 1.70m)

Having a three piece suite comprising a low level w.c., wash hand basin, bath and a bath, with half tiled surrounds, heated towel rail and extractor fan.



### **Outside**

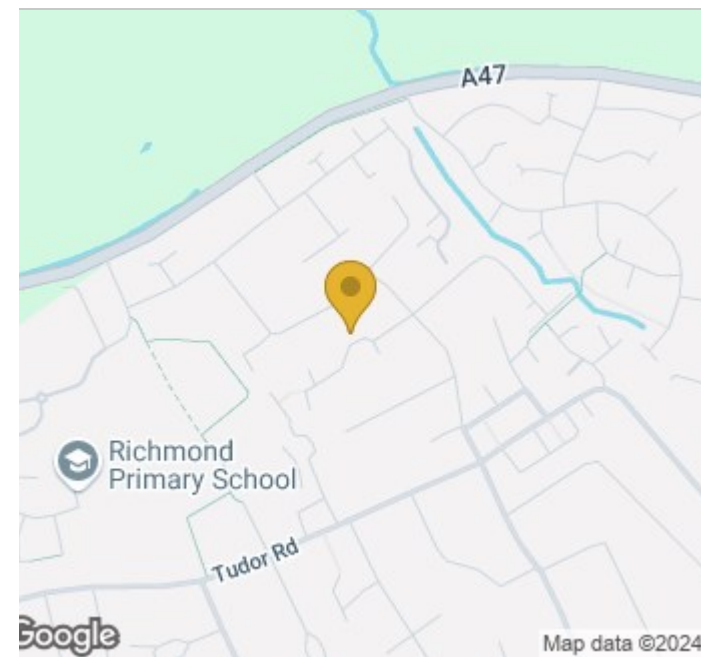
There are two nominated parking spaces for the apartment. There is an area of communal gardens, visitors parking a bin store, and a communal door giving access into the Apartments.

### **Note**

Service Charge is £1080 per annum, broken into 4 quarterly payments.

Lease was 999 years, of which approx 982 remain.





Leaving from the Hinckley town centre, proceed along Derby Road following the road around towards the main set of traffic lights. Continue straight over the lights onto Middlefield Lane, and then left onto Richmond Gate, where Richmond House is situated upon the right hand side. For SATNAV users the postcode is LE10 0AF.

## 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.

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.

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>		
(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>	76	83
	EU Directive 2002/91/EC	

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