



Coventry Road, Hinckley, LE10 0NQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

*** DUPLEX FLAT CLOSE TO MARINA / CANAL NETWORK *** Here is a modern split level / duplex flat situated just off the main Coventry Road, Hinckley in a purpose built block, built around 8 years ago on a private drive with 117 years remaining on the lease and no service charge.

The property offers deceptively spacious accommodation with modern electric heating system, upvc double glazing, twin parking spaces and is currently let with a rental of £890 pcm so would make an excellent investment for the rental investor or first time / downsizer (tenant will vacate) looking for that tucked away location close to the canal network, marina and local amenities.

Briefly comprising: ground floor communal hall, first floor landing, hallway, guests cloakroom, open plan lounge / kitchen with modern units, second floor landing, two double bedrooms and bathroom. Twin parking spaces. EPC RATING C.





Key Features

- Larger style duplex flat
- Tucked away location close to marina
- Excellent road links and nearby amenities
- Electric heating & Upvc Dbl Glazing
- Open plan lounge / kitchen & WC
- Two bedrooms, bathroom & twin parking
- Ground rent £100 / No service charge
- EPC RATING C

£145,000

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is Leasehold with vacant possession on completion.

LEASE INFORMATION: We understand that the lease commenced in January 2017 therefore there are approximately 117 years remaining. The ground rent is approximately £100 per annum and there is no service charge.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Sheldon Bosley Knight have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Hinckley & Bosworth Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

COMMUNAL HALL

FIRST FLOOR HALL

With entrance door, intercom door entry phone system, stairs rising to the second floor accommodation, laminate wooden flooring and doors through into the WC and open plan lounge / kitchen.

GUESTS CLOAKROOM

3'6 x 6'8

Equipped with a white suite comprising: low flush WC and pedestal wash hand basin with mixer tap and tiled splashback. Laminate wooden flooring and extractor fan.

OPEN PLAN LOUNGE / KITCHEN

24'4 max x 15'7 max

Kitchen area: Equipped with a range of high gloss cream units with stainless steel handles to two sides comprising an inset single drainer stainless steel sink with mixer tap and fitted base unit. Additional base units and drawers with contrasting working surfaces over, built in oven, four ring hob and stainless steel chimney style extractor hood, plumbing and space for an automatic washing machine, space for a tall fridge freezer and fitted wall cabinets with concealed lighting. Obscured UPVC double glazed window to the rear and wood effect vinyl floor covering.

Lounge area: With electric heater, UPVC double glaze window to the front, UPVC double glazed double opening patio door to Juliet balcony, wood effect floor covering, electric consumer unit and a built in under stairs store cupboard.

SECOND FLOOR LANDING

With loft hatch, doors off to both bedrooms and bathroom.

BEDROOM ONE

11'6 max x 12'5 max

With electric heater, velux double glazed roof window and a built in wardrobe with hanging rail and fitted shelf.

BEDROOM TWO

9'3 x 9'1

With electric heater, velux double glazed roof window and two built in double door, store cupboards into the roof eaves space.

BATHROOM

6'7 x 6'1

Being fully tiled around the bath and equipped with a white suite comprising: panelled bath with shower screen, mixer tap and shower attachment, pedestal wash hand basin with tiled splashbacks and mixer tap and a low flush WC. Electric panel heater, velux double glazed roof window, laminate wooden flooring and extractor fan.

OUTSIDE

The property sits just off the main Coventry Road close to local amenities along a private driveway heading towards the marina, near to the canal and there is a block paved driveway to the front of the property providing motor vehicle parking for two cars and access to the communal entrance hall.







Floorplan

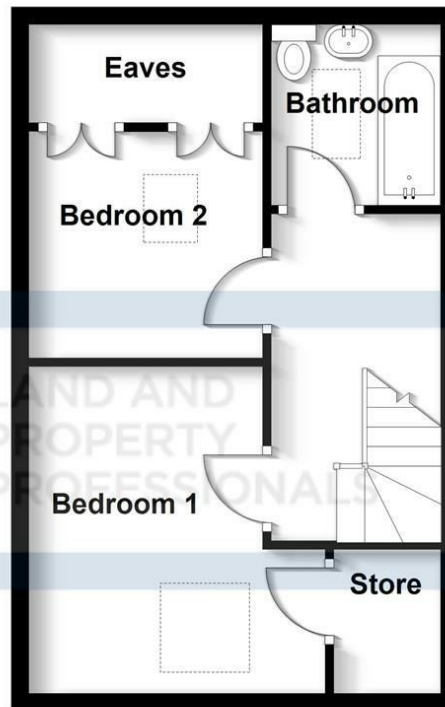
Ground Floor

Approx. 43.0 sq. metres (462.9 sq. feet)



First Floor

Approx. 35.7 sq. metres (384.0 sq. feet)



Total area: approx. 78.7 sq. metres (846.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.



EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority
Hinckley & Bosworth

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee

Our Testimonials

Excellent sales team. Chloe, Christian and Leanne supported me throughout a difficult sale and at a very competitive fee. They really know their stuff and I wouldn't hesitate to recommend SBK Evesham. Thank you!

Louise Orchard

Fantastic and easy experience. Nothing was too much to ask and the team were incredible in providing support and reassurance in our first move. Everything was communicated to us professionally and efficiently. Massive thanks to the team for making this move possible.

Anna Stoumann

We found our dream home and needed to sell our house to make an offer. Andrew and the team at Sheldon Bosley knight Leamington were fantastic. They managed to value our home, got photos and floor plans sorted, advertised, completed viewings and we had an above asking price offer accepted in one and a half weeks from first contacting them!! Communication from both Andrew, Sophie and the team plus through their online portal was great throughout. Honestly couldn't have asked for more.

Charlie Foley

Both Amy and Amelia were incredibly helpful and proactive throughout the purchase of our property. The commitment that they both showed to the sellers and us as buyers was second to none and meant that any moving bumps were successfully managed. We would wholeheartedly recommend them to friends and, if we were to consider moving again, would certainly use them.

Emmah Ferguson

I had a great experience while purchasing a house with Sheldon Bosley Shipston on stour. From start to finish they have done everything they can to help and been great with communication. I dealt with Kate and Morgan who were both lovely but I'm sure it was a team effort behind the scenes. I felt like they were there for me and supportive. Thank you to you all!

Georgie Smith

Very helpful and friendly staff. They were happy to provide names of local tradesmen which will be a great help. Would highly recommend.

Jane Harms

A stress free procedure due mainly to the estate agent Rockwell Allen. There was excellent communication and marketing with the bonus of getting the asking price.

Susan

Millie has been absolutely brilliant from the word go. The whole experience has been a breath of fresh air and the complete opposite from our last dealings with an estate agent. Thank you Millie for all your hard work and advice, couldn't be bettered.

Kate

We couldn't recommend Sheldon Bosley Knight more. After having a house sale fall through previously, we were very nervous about making our offer, but the lovely Annette and Sara guided us through everything with ease and made us feel so comfortable with our decisions. We got the house of our dreams, and we are absolutely delighted! They made us feel like friends and we would recommend them to anyone looking to buy their perfect home.

Jen Singleton

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.