



1 Bedroom Apartment
located on Parkside Court, Hinckley
£95,000

 **UP Estates**



****NO CHAIN - GROUND FLOOR APARTMENT - GROSS YEILD POTENTIAL OF CIRCA 7.5% TWO BEDROOMS - OFF ROAD CAR PARK - CHECK OUT THE FLOORPLAN**** Located in close proximity to Hinckley town centre is this two bedroom flat, located on a traditional street with Queens Park just a stone's throw away. Offering good scope as a buy to let investment, or an affordable first time purchase, this property in brief comprises: Entrance Hall, Lounge, Two Bedrooms and Bathroom. The property benefits from internal wall insulation and secondary glazing in the bedrooms and bathroom to further help with heat retention. This property is leasehold and we understand there are 77 years remaining, with a ground rent of £50 per annum, and service charge of £960 per annum payable.

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

£95,000

- NO CHAIN
- Ground Floor Apartment
- Two Bedrooms
- Off Road Car Park
- Close Proximity To Hinckley Town Centre
- Opposite Queens Park





Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

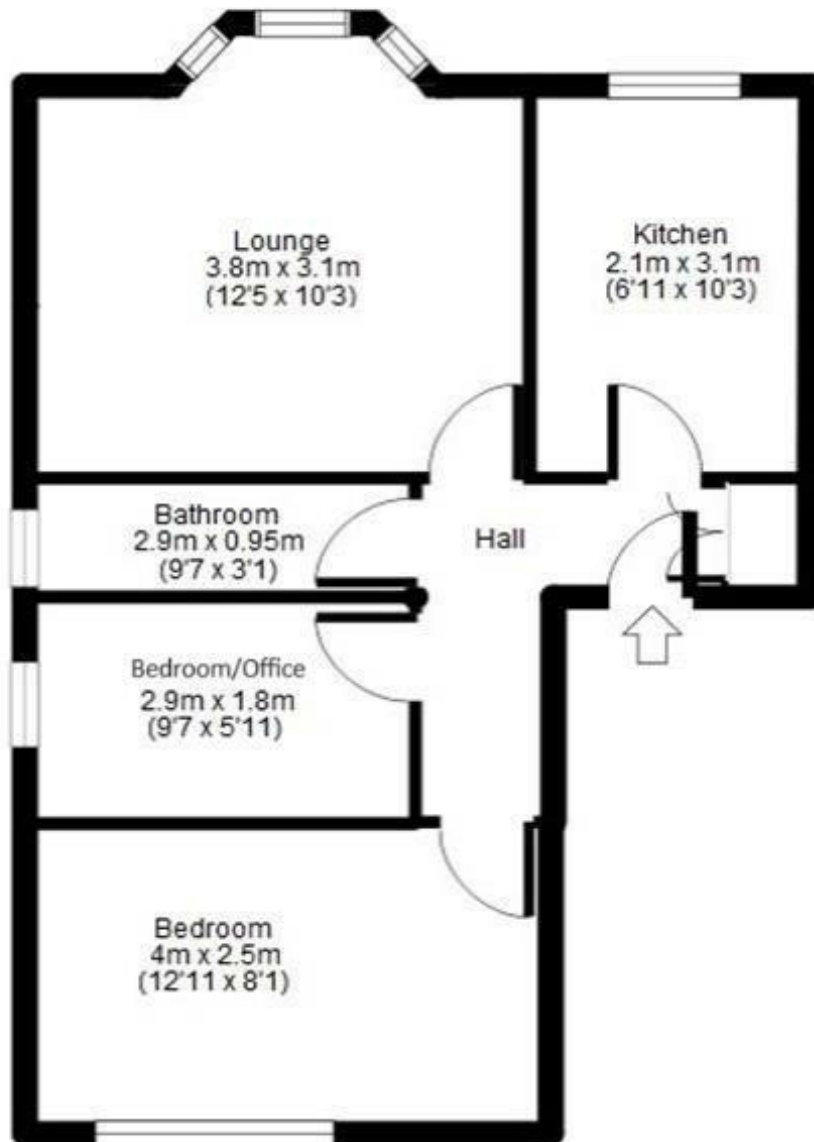






Parkside Court, Clarence Road, Hinckley





For illustrative purposes only. Measurements are approximate and not to scale.

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

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