



2 Bedroom Apartment
located on Richmond Gate,
Hinckley
£140,000

UP Estates

The property features an inviting entrance hallway leading to a spacious open-plan kitchen/ living/ dining area, ideal for relaxing or entertaining. The kitchen includes ample storage and worktop space. There are two generous double bedrooms, both offering plenty of natural light, and a spacious bathroom fitted with both a bath and a separate shower.

Externally, the development benefits from allocated parking, additional visitor spaces, and well-maintained communal grounds. The flat also has secure intercom entry and efficient electric heating.

This property would make an excellent first-time purchase, a low-maintenance home for downsizers, or a strong investment opportunity with consistent local rental demand.

Situated within the popular Richmond Gate development in Hinckley, this spacious and well-presented two-bedroom ground-floor flat offers modern open-plan living in a convenient and sought-after location. The property is perfectly placed within walking distance of Hinckley town centre, Hinckley Train Station, and the Crescent Shopping Centre, offering a superb selection of shops, cafés, restaurants, and leisure facilities. Excellent road links via the A5, M69, and A47 make this an ideal base for commuters to Leicester, Coventry, or Birmingham.



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

£140,000

- TWO SPACIOUS DOUBLE BEDROOMS
- MODERN OPEN-PLAN KITCHEN / LIVING / DINING ROOM
- LARGE BATHROOM WITH SEPARATE SHOWER & BATH
- ALLOCATED PARKING & VISITOR SPACES
- GROUND-FLOOR LOCATION WITH SECURE INTERCOM ENTRY
- POPULAR RICHMOND GATE DEVELOPMENT
- WALKING DISTANCE TO HINCKLEY TOWN CENTRE & TRAIN STATION
- PERFECT FOR FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS





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 contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.



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



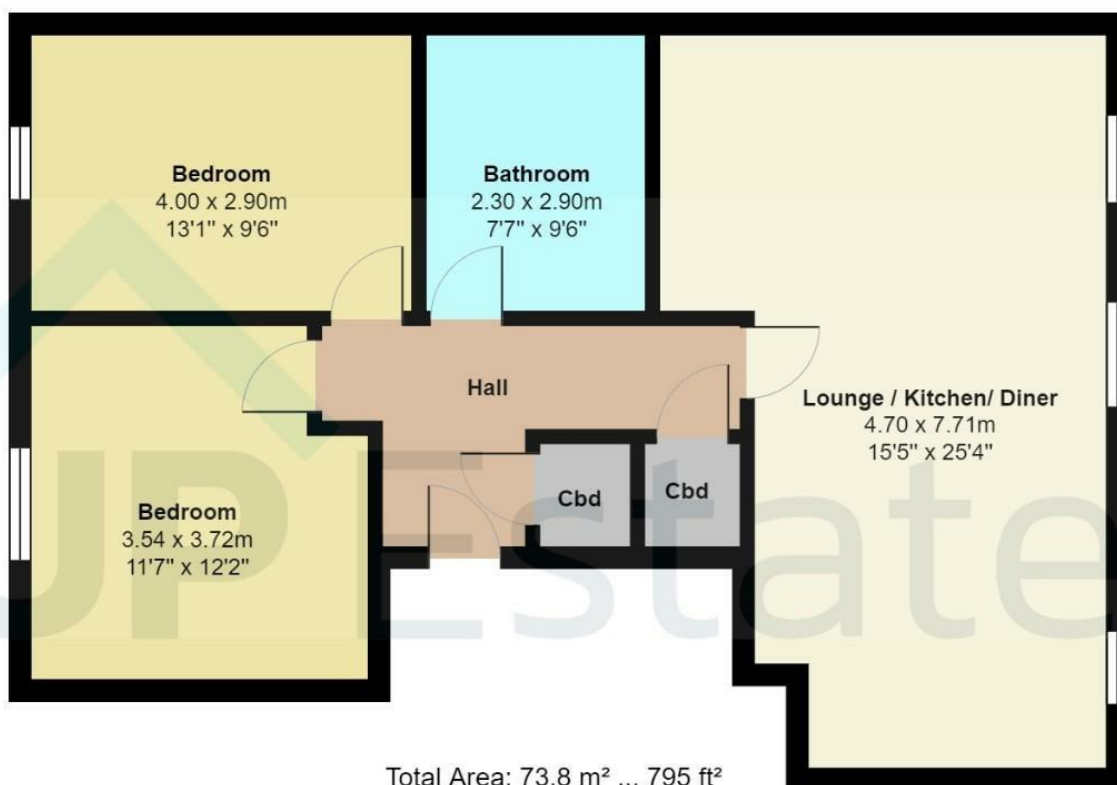


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All measurements are approximate and for display purposes only

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