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## FLOOR PLAN

### DIMENSIONS



**FIXTURES AND FITTINGS** All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.  
**VIEWING** Via our office at 1a Lutterworth Road, Blaby, Leicester, LE8 4DW  
Telephone: 0116 2771777 • Email: [lettings@duckletts.co.uk](mailto:lettings@duckletts.co.uk) who will be pleased to arrange an appointment to view. Or visit our website at [www.nestestateagents.co.uk](http://www.nestestateagents.co.uk)  
**FREE PROPERTY VALUATIONS** Looking to sell? Need a valuation?  
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.  
Call us on 0116 277 2277 for free advice.  
**OFFER PROCEDURE** If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.  
**MONEY LAUNDERING** Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.  
These details do not constitute part of an offer or contract.  
Measurements are for guidance only and potential buyers are advised to recheck measurements.  
Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given.

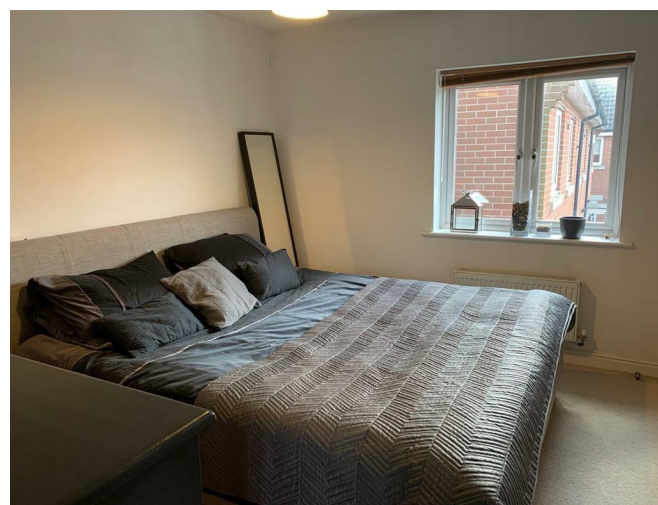
17 Richmond Gate, Hinckley, Leicestershire, LE10 0BW  
£800 Per month

## OVERVIEW

- One Bedroom Apartment
- Spacious & Modern Throughout
- Open Plan Living Kitchen
- Double Bedroom
- Two Built In Wardrobes
- Bathroom With Three Piece Suite
- Garage/Utility
- Sought After Location
- Viewing By Appointment
- EPC Rating - C, Council Tax Band - A DEPOSIT £923

## LOCATION LOCATION....

Hinckley is a market town in southwest Leicestershire. Hinckley is situated approximately at the midpoint between the cities of Leicester and Coventry and is near to the larger town of Nuneaton in Warwickshire. With many local amenities including tesco, sainsburys and other shops, a leisure centre and easy access to the M1 and surrounding motorways.



## THE INSIDE STORY

*One bedroom apartment in the sought after town of Hinckley must be viewed to appreciate the accommodation this wonderful home has to offer. The open plan living/kitchen diner is the perfect space to sit with family and friends and unwind after a long day. This room has plenty of space for two sofas and a small dining table and chairs. The kitchen is fitted with matching wall and base units providing storage space, a stainless steel sink with mixer tap over and work surfaces around, electric oven and gas hob with extractor fan over and space for a undercounter fridge. The double bedroom has plenty of space for a bed and benefits from two built in wardrobes. The bathroom comprises of a white three piece suite including a low level wc, pedestal wash hand basin and bath with shower overhead and glass screen. To the ground floor of this apartment you will find a garage offering ample storage space with an up and over door for easy access. The garage also has a utility area with plumbing for a washing machine and space for a fridge freezer.*

### HOW TO APPLY

*Due to high demand and to save you time, please email us initially via Rightmove or Zoopla, including the names of all individuals who will be living at the property and your current address and position. We as the property agent will then after consulting with the landlord send you an application form for viewing the property . We aim to respond to all inquiries within 48 hours. Thank you for your cooperation.*

