

for sale

£120,000



## The Quarters New Street Hinckley LE10 1QY

Two bedroom flat within walking distance of Town Centre offers hallway, kitchen, lounge/diner, two bedrooms and bathroom and benefits from permitted parking and a long-term reliable tenant in situ.

**INVESTORS ONLY. NO CHAIN.**





# The Quarters New Street Hinckley LE10 1QY

## Hallway

11' 6" x 8' ( 3.51m x 2.44m )  
Having carpet flooring and giving access to the accommodation.

## Kitchen / Lounge / Diner

19' 8" x 11' 9" ( 5.99m x 3.58m )  
The kitchen area has a range of wall and base units with working surfaces over, sink and drainer with mixer tap, built-in oven with electric hob and extractor fan above, built-in fridge freezer, tiled flooring and skylight window.

The lounge/diner area has carpet flooring, double glazed window, TV aerial point, electrical points and radiator.

## Bedroom 1

11' 6" x 9' 4" ( 3.51m x 2.84m )  
Bedroom 1 has carpet flooring, TV aerial point, electrical points and double glazed window.

## Bedroom 2

10' x 7' 11" ( 3.05m x 2.41m )  
Bedroom 2 has carpet flooring, radiator, electrical points and skylight window.

## Bathroom

Comprising bath with shower over, WC, hand wash basin with vanity unit below, tiled flooring, skylight window and radiator.





To view this property please contact Connells on

**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
HINCKLEY LE10 1DD

Property Ref: HIN311269 - 0003

**Tenure:** Leasehold

**EPC Rating:** C

**view this property online [connells.co.uk/Property/HIN311269](http://connells.co.uk/Property/HIN311269)**

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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