

for sale

£80,000



## Granville Gardens Hinckley LE10 0JD

A purpose built one-bedroom second floor apartment benefitting double glazing and allocated parking, situated in a convenient town centre location and comprising open plan kitchen / living area, separate bedroom and separate bathroom.



# Granville Gardens Hinckley LE10 0JD

## Entrance Hall

Having carpet flooring.

## Open Plan Kitchen / Living Area

Having a fitted kitchen comprising wall and base units, working surfaces over, sink and drainer, electric oven, electric hob, extractor hood and lino flooring.

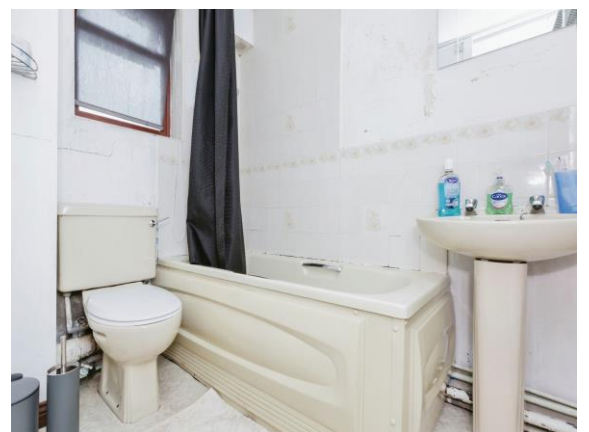
The living area having double glazed bay window to the side elevation, two electric radiators and carpet flooring.

## Bedroom One

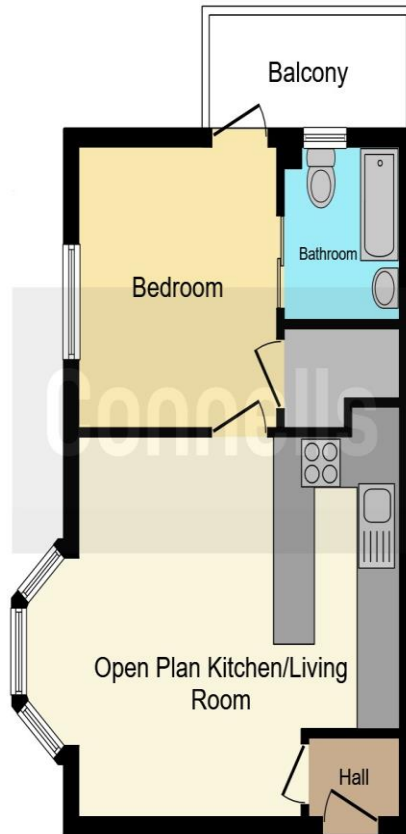
Having double glazed window to the side elevation and carpet flooring.

## Bathroom

Comprising panel bath with mixer tap, hand wash basin and WC, extractor fan and lino flooring. Double glazed window to the rear elevation.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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88 Castle Street  
 HINCKLEY LE10 1DD

Property Ref: HIN312423 - 0002

**Tenure:** Leasehold

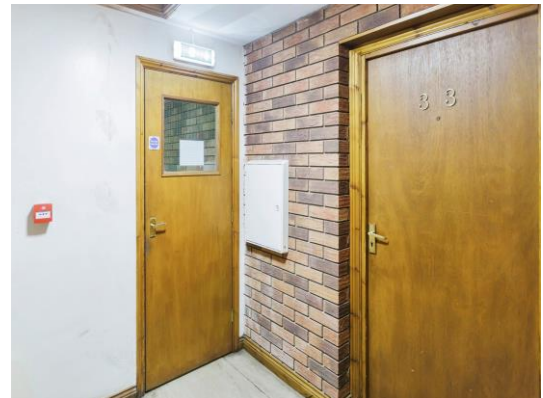
**EPC Rating:** D

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This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Oct 1986. Should you require 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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