



Connells

Richmond House Richmond Gate
Hinckley



Property Description

Available with NO UPWARD CHAIN.

This well presented spacious two bedroom flat, situated in a highly sought after quiet location with no through road.

Briefly comprising of Entrance hall, bathroom, two double bedrooms, master bedroom benefits from an en-suite. kitchen, spacious lounge with feature Juliette balcony. with vaulted ceilings giving the whole apartment a spacious feel. With the added benefit of two allocated parking spaces. UPVC double glazing, Electric heating.

Entrance Hallway

12' 1" x 4' 4" (3.68m x 1.32m)

With Secure entry phone system.

Lounge / Kitchen

19' 6" x 18' 1" (5.94m x 5.51m)

The kitchen has a range of wall and base units with working surface over, stainless steel sink and drainer, electric oven, electric hob with cooker hood above and tiled flooring.

The lounge area has laminate flooring. vaulted ceiling, Juliette balcony

Bedroom One

17' 2" x 13' 9" (5.23m x 4.19m)

Heater, wardrobes, window, skylight

En-Suite Shower Room

6' x 5' 11" (1.83m x 1.80m)

Comprising corner shower cubicle, hand wash basin, WC and tiled flooring.

Bedroom Two

10' 8" x 9' (3.25m x 2.74m)

Heater, window, skylight

Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Comprising bath, hand wash basin, WC, extractor fan and tiled flooring.

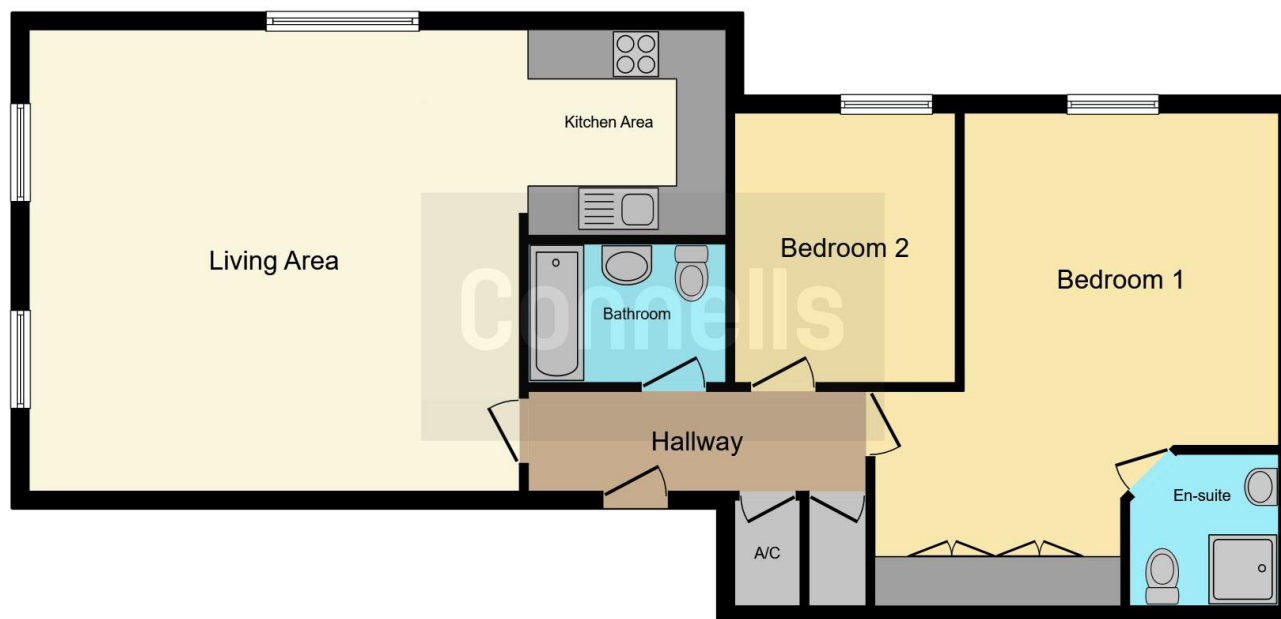
Outside

Two allocated parking spaces, communal green spaces.









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

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Leasehold

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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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Property Ref: HIN312656 - 0002