



**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.

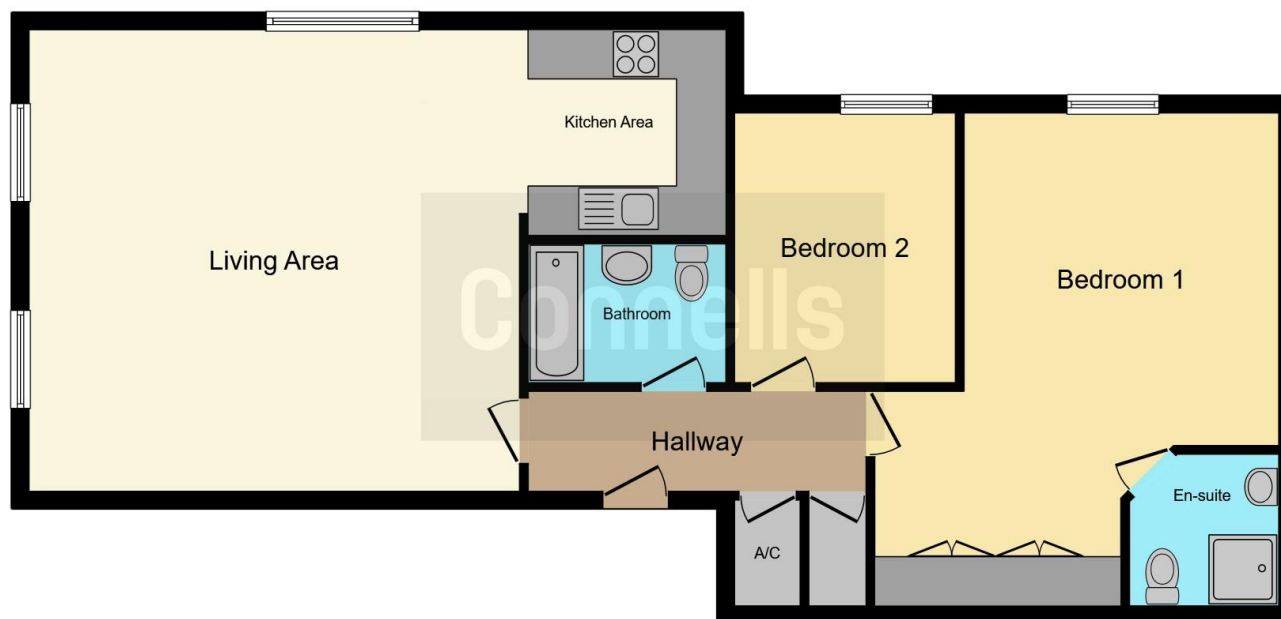
### Outside

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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

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.



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Property Ref: HIN312656 - 0003