



**Connells**

Praetor House Upper Bond Street  
Hinckley



# Praetor House Upper Bond Street Hinckley LE10 1RP

for sale offers in excess of  
**£130,000**



## Property Description

Perfectly positioned in the heart of Hinckley town centre, this apartment at Praetor House offers modern, convenient living with an excellent range of shops, services, and transport links just moments from your doorstep.

Located on Upper Bond Street, the property is within easy walking distance of The Crescent shopping and leisure development, which includes a cinema, cafés, bars, restaurants, and high street stores. You'll also find supermarkets, independent boutiques, and everyday amenities just a short stroll away.

Hinckley Railway Station is less than a 10-minute walk, offering direct services to Leicester, Birmingham, and Nuneaton - ideal for commuters. The property also enjoys excellent road links, with quick access to the A5, M69, and M1.

A wide selection of gyms, health centres, and fitness facilities are nearby, along with Argents Mead Park, a beautiful green space just around the corner. Hinckley Leisure Centre and the town's vibrant weekly market add to the appeal of this central location.

With its central setting and strong rental demand, this location is particularly attractive for professionals, first-time buyers, or investors seeking a buy-to-let opportunity in a high-demand area.



## Lounge

14' 2" x 14' 11" ( 4.32m x 4.55m )

With carpet floor, TV points, radiator and windows to the front.

## Kitchen

8' 9" x 8' 10" ( 2.67m x 2.69m )

Fully fitted kitchen with a range of wall and base units, sink with mixer tap, with gas hob with extractor fan over, oven and plumbing for washing machine.

## Bedroom 1

11' 5" x 8' 10" ( 3.48m x 2.69m )

With carpet floor, TV point, fitted wardrobe and window to the rear.

## Bedroom 2

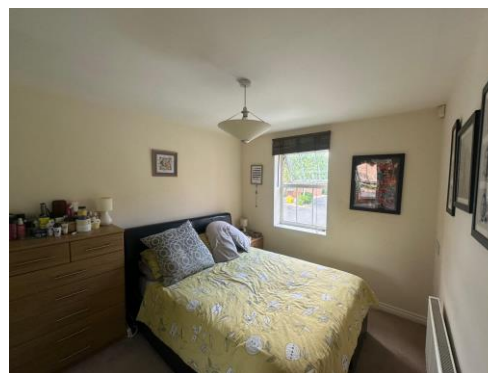
9' 7" x 7' 8" ( 2.92m x 2.34m )

With carpet floor, TV point and window to the rear.

## Bathroom

9' x 5' 2" ( 2.74m x 1.57m )

Having a bath with shower over, wash hand basin, extractor fan and toilet.











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

EPC Rating:  
Awaited

Council Tax  
Band: B

Service Charge: 113.68 Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIN313227](https://connells.co.uk/Property/HIN313227)**

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: HIN313227 - 0002