



**wards**  
Residential

Apartment 2, Wood Street, Hinckley, LE10 1JQ  
£129,500



Leasehold. **\*\*VACANT. IDEAL FOR FIRST TIME BUYERS. NO CHAIN\*\***

Impressive second floor apartment in this 2006 purpose built development. Popular & highly convenient town centre location. Open plan lounge & kitchen with curved feature wall, 2 bedrooms - master with en-suite. Bathroom with shower. Secure allocated car park space. Good range of fixtures & fittings and an EPC Rating of B.

### Hall

With a doorway from the communal hall, intercom system and store cupboard (with plumbing for a washing machine).

### Kitchen / Living Space

**3.47 x 6.16 Metres**

Large entertaining space with excellent natural lighting from the three UPVC double glazed windows to the front elevation. The Kitchen comprises of a good range of wooden effect base and wall units, with black granite effect worktops above. There is a range of integrated appliances such as electric hob, single oven and extractor above and stainless steel sink and drainer. One electric heater. The Living area has wood effect laminate flooring and one electric heater.

### Master Bedroom

**3.5 x 2.64 Metres**

UPVC double glazed window and electric heater.

### Ensuite

**1.66 x 1.55 Metres**

Three piece suite comprising a low level WC, wash hand basin and a shower in a shower cubicle, with splashback tiling and extractor fan

### Bedroom 2

**3.45 x 2.77 Metres**

UPVC double glazed window and electric heater.

### Bathroom

**2.09 x 1.7 Metres**

Three piece suite comprising a low level WC, wash hand basin and a bath with shower and screening over. Tiled splashbacks, ceramic tiled flooring, shaver socket and extractor fan.



### **Leasehold Information**

The property is held leasehold for a period of 125 years from 2006.

The property is managed by the selling agent (Ward Surveyors Ltd). Maintenance charges are as below:

Quarterly Service Charge: £337.00 per quarter (£1,348.00 per annum)

Quarterly Ground Rent: £25.00 per quarter (£100.00 per annum)

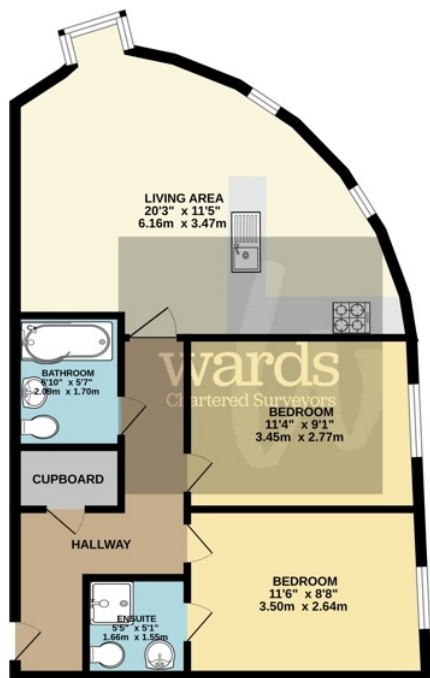
**EPC Rating - B(84)**

**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA: 613 sq.ft. (57.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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