



wards  
Residential

6 Horsefair Mews, Hinckley, LE10 0AE  
£145,000



Leasehold. NO CHAIN. LEASEHOLD - 105 YEARS REMAINING. EPC 'B' RATING. This second floor, two bedroom flat is conveniently located in Hinckley town centre, close to local amenities and transport links including an outside parking space to the rear. The property features a spacious lounge with plenty of natural light, a modern kitchen, and two good-sized bedrooms. It benefits from energy-efficient storage heaters for lower heating costs. Ideal for first-time buyers, downsizers, or investors.

### Kitchen

**1.78 x 3.67 Metres**

Fitted with a range of wood effect base and wall units with granite effect work surfaces over and tiled flooring. Stainless steel sink and drainer with integrated appliances comprising a single oven with electric hob and extractor fan over and slimline dishwasher. Plumbing for a washing machine and ceiling spotlights.

### Lounge

**4.78 x 4.16 Metres**

With two wooden windows to the front elevation.

### Bedroom 1

**5.5 x 2.83 Metres**

With a wooden window to the front elevation.

### Bedroom 2

**3.3 x 2.48 Metres**

With a wooden window to the front elevation.



## Bathroom

2.29 x 2.27 Metres

Featuring a four-piece white suite including a low flush WC, pedestal sink, walk in shower, bath, an extractor fan, tiled flooring, full height tiled splashbacks and ceiling spotlights.

## Outside

Nominated car parking space in the communal car park

## Leasehold Information

125 years from 1 February 2005 (Approximately 105 years unexpired). The development is managed by the selling agent (Ward Surveyors Ltd).

Maintenance charges are as below:

Ground Rent - £100 per annum

Service Charge - £1,292 per annum (£323 per quarter)

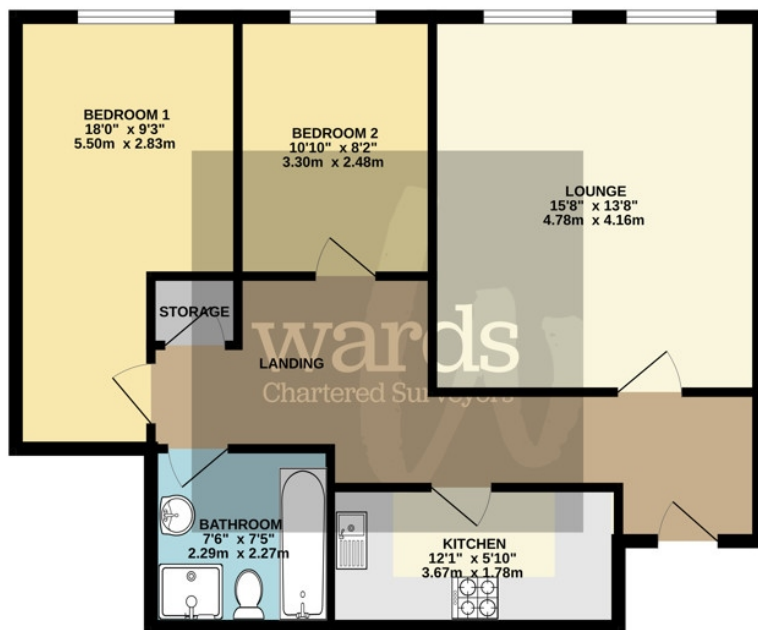
**EPC Rating - B(81)**

**Council Tax Band - B**

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



GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 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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