



28 Trinity Court, Hinckley, LE10 0BY
£94,950



*** BUY TO LET INVESTORS ONLY *** Pointons Estate Agents are pleased to offer for sale this modern one bedroom second floor apartment On Trinity Court located within walking distance to Hinckley town centre. This accommodation briefly comprises of an entrance hall, living room, kitchen, double bedroom and bathroom. This property has electric heating, double glazing throughout and an allocated parking space for a single vehicle. This property is to be sold to buy to let investors only with the current tenant in situ until at least October 2024. Viewings are strictly via the agent. EPC C



Entrance Hall

Entrance via front door, carpeted, telephone entry point, consumer unit, doors off to various rooms, coving to ceiling and storage cupboard.

Living Room/Kitchen 9'6" x 17'1"

With two double glazed windows to front, electric heater, carpeted and vinyl flooring, coving to ceiling and fireplace with surround, kitchen having a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, built in electric hob, oven and extractor hood over, space for fridge/freezer, plumbing for washing machine and tiled splashback.

Bedroom 9'6" x 9'6"

With double glazed window to rear, carpeted, coving to ceiling and electric heater.

Bathroom 6'7" x 6'3"

Fitted with a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, extractor fan, shaving points, vinyl flooring and tiled splashback.

Outside

Outside the property contains allocated parking for a single vehicle.

Tenure

Leasehold Information - There is believed to be approx 114 years remaining on the lease with a combined service charge/ ground rent at £1,200 per annum - all need to be verified via the solicitors during the legal proceedings.

Council Tax

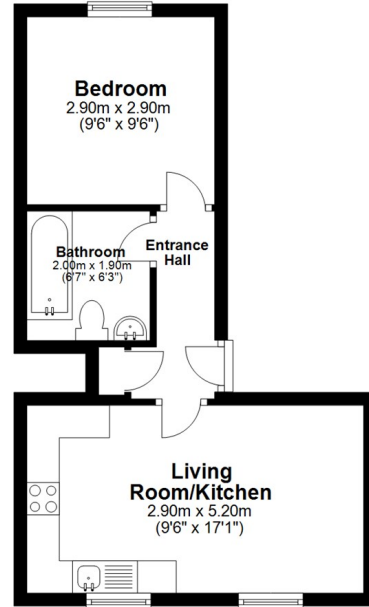
Hinckley & Bosworth Council - Band A

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Second Floor

Approx. 31.4 sq. metres (337.7 sq. feet)



Total area: approx. 31.4 sq. metres (337.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		74	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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