



Flat 6, Charnwood Court, London Road, Coalville, Leicestershire, LE67  
3JH

£750

01509 600610 [sinclairestateagents.co.uk](http://sinclairestateagents.co.uk)

## Property at a glance

- Recently Renovated Throughout
- Contemporary Shower Room Suite
- Close to local amenities
- Council Tax Band\*: A
- Modern Fitted Kitchen
- Two Double Bedrooms
- Close to Bardon Business Park
- Price: £750

## Overview

\*\* A BEAUTIFULLY PRESENTED AND RECENTLY RENOVATED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT WITHIN EASY ACCESS OF COALVILLE TOWN CENTRE. AN INTERNAL INSPECTION COMES HIGHLY ADVISED IN ORDER TO APPRECIATE THE REFURBISHED ACCOMMODATION. \*\* EPC RATING E. In brief the accommodation comprises; spacious living room with modern fitted kitchen located on the lower level. Stairs rise to the upper floor offering two double bedrooms and a contemporary three piece shower room suite.

## Location\*\*

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/42 motorways which enable swift and easy to the cities of the East and West Midlands as well as London and the North. The town boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J22) A/M42 (J13).



\*\* Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

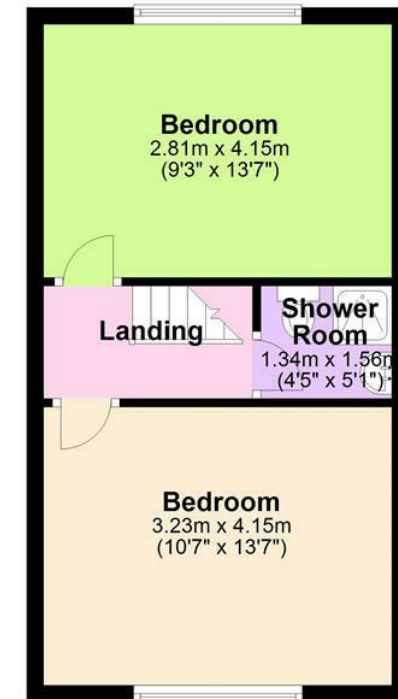
### Ground Floor

Approx. 33.7 sq. metres (363.0 sq. feet)



### First Floor

Approx. 31.5 sq. metres (338.6 sq. feet)



Total area: approx. 65.2 sq. metres (701.7 sq. feet)

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## Detailed Accommodation

### GROUND FLOOR

#### Living Room

16'4" x 13'7" (4.98m x 4.14m)

Having double glazed window with fitted blind, wall mounted electric heater with stairwell access to the first floor along with communal stairwell access from the front of the building.

#### Kitchen

13'8" x 9'11" (4.17m x 3.02m)

Having a range of modern wall and base units with integrated oven and grill and four ring induction hob with extractor hood, space and plumbing for further appliances, stainless steel sink and drainer with mixer tap, wood effect vinyl flooring, tiled splashback, wall mounted electric heater, double glazed access door to rear stairwell and built-in utility cupboard with double glazed window having fitted blind.

### UPPER FLOOR

#### Landing

Having all rooms leading off.

#### Bedroom One

13'8" x 10'6" (4.17m x 3.20m)

Having double glazed window with fitted blind and electric wall mounted heater.

#### Bedroom Two

13'8" x 9'2" (4.17m x 2.79m)

Having double glazed window with fitted blind and wall mounted electric heater.

#### Shower Room

Has a three piece white suite comprising; shower unit with electric shower, dual flush low level WC and vanity wash hand basin, tiled flooring with partly tiled walls, extractor fan, wall mounted electric heater and feature skylight.

### OUTSIDE

#### Garage

There is a garage allocated in a block single garage with parking space immediately in front.

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## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>75</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

### Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

### Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

\* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

\*\* All distances have been taken from Google maps and must be taken as approximate.

### Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

### Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### Tenure

We are advised by the vendor(s) that the premises are

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## Thinking of Selling?

For a free valuation of your property with no obligation  
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