

# CASTLE ESTATES

1982

**AN OPPORTUNITY TO PURCHASE A WELL PRESENTED FIRST FLOOR TWO BEDROOMED VERY SHELTERED APARTMENT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**18 ASHBY COURT ASHBY ROAD  
HINCKLEY LE10 1RR**

**Offers In The Region Of £115,000**

- Communal Hall With Stairs & Lift To All Floors
- Private Inner Hall
- Well Fitted Kitchen
- Shower/Wet Room
- Popular & Convenient Location
- Communal Sitting Area, Dining Areas & Conservatory
- Spacious Lounge/Dining Room
- Two Good Sized Bedrooms
- Communal Gardens & Parking
- NO CHAIN



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www.castles-online.co.uk



## **VIEWING**

By arrangement through the Agents.

## **DESCRIPTION**

A rare opportunity to purchase a well presented very sheltered first floor apartment situated in a popular and convenient location, overlooking the gardens.

There is a quality reception area with staircase and lift to all floors, communal function rooms including dining room, sitting room, conservatory and laundrette,

The apartment enjoys private inner hall, good sized lounge/dining room, well fitted kitchen, two good sized bedrooms and a refurbished shower/wet room. Outside there is communal gardens and parking area.

More specifically the well planned, gas fired centrally heated and upvc double glazed accommodation comprises:

## **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band A (Leasehold)

This property is leasehold with 99 year lease from 2022. The current service charge is £599.51 PCM to include the following - Duty Manager on site 24hrs a day and daily checks.

Apartment cleaning 1 1/2 hrs weekly.

Building Maintenance and Insurance.

Maintenance/Re-furnishing of communal areas and gardening costs.

## **COMMUNAL ENTRANCE HALL**

Communal Areas include a dining room, conservatory and guest suites. Staircase and lift.

## **PRIVATE HALL**

20'6" x 3'7" (6.26m x 1.11m )

having warden controlled intercom system, central heating radiator, linen storage and further good sized store room.

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## SHOWER/WET ROOM

7'10" x 6'0" (2.39m x 1.84m )

having fitted shower, low level w.c., vanity unit with wash hand basin, extractor fan, central heating radiator, shaver point and glazed window with obscure glass.



## LOUNGE

17'8" x 10'8" (5.41m x 3.26m)

having emergency pull cord, central heating radiator, tv aerial point, wall light points and upvc double glazed window to rear.





## KITCHEN

8'10" x 7'11" (2.71m x 2.42m )

having range of fitted base units, drawers and wall cupboards, matching work surfaces and inset stainless steel sink with mixer tap, space for cooker, space for fridge, gas fired boiler for central heating and domestic hot water, kick space heater, serving hatch linking to bedroom 2, emergency pull cord and upvc double glazed window to rear.



**BEDROOM ONE**

13'9" x 8'9" (4.20m x 2.67m )

having built in wardrobe, central heating radiator, emergency pull cord and upvc double glazed window to rear.



**BEDROOM TWO**

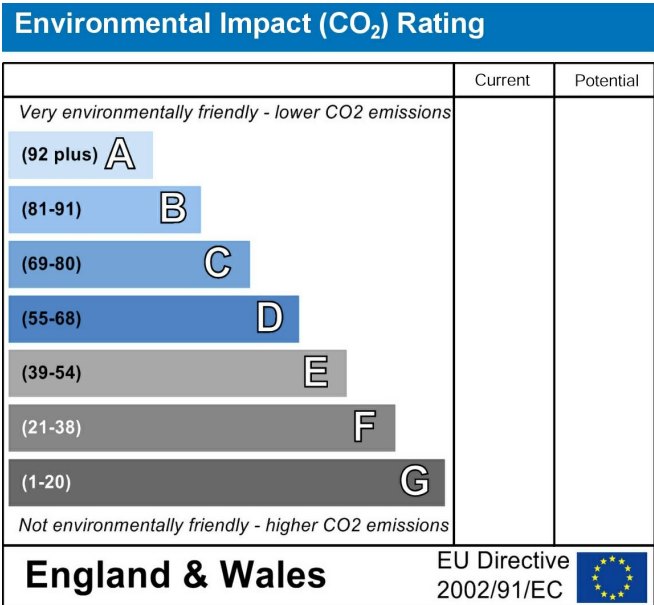
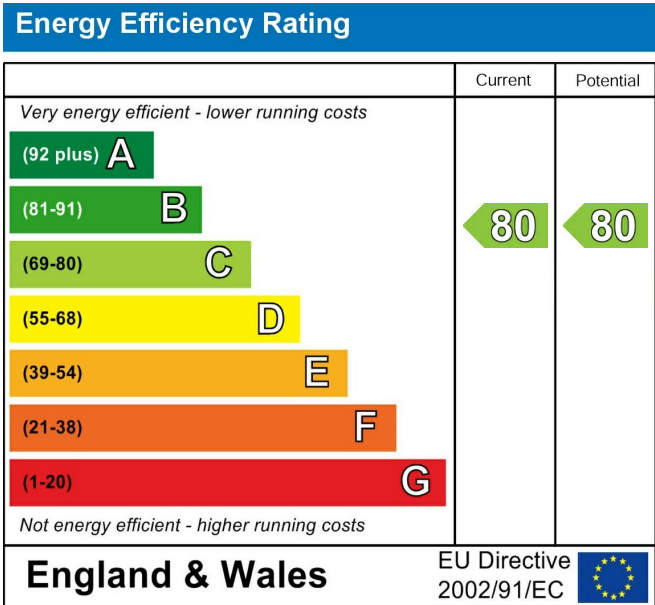
13'7" x 7'6" (4.16m x 2.31m )

having central heating radiator, serving hatch linking to kitchen, emergency pull cord and upvc double glazed window to rear.



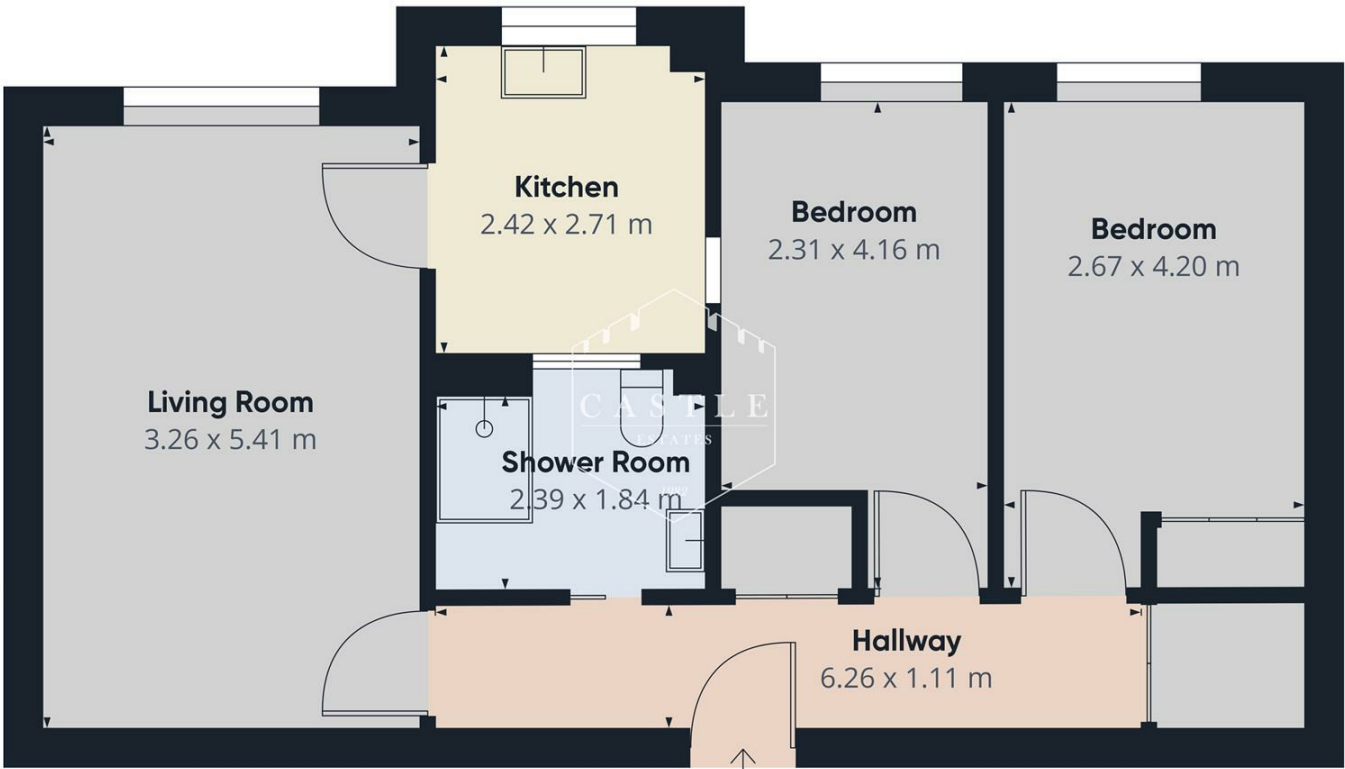
**OUTSIDE**

There is communal parking and gardens.



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

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





## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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