

CASTLE ESTATES

1982

A LARGE TWO BEDROOMED FIRST FLOOR APARTMENT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION

**** IDEAL FOR FIRST TIME BUYERS AND INVESTORS ****



**34 ALBERT ROAD
HINCKLEY LE10 1PL**

Offers In The Region Of £130,000

- NO CHAIN
- Impressive Communal Hall, Stairs & Landing
- Good Sized Lounge
- Two Bedrooms
- Designated Parking For A Car
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- Private Inner Hall
- Well Fitted Kitchen
- Shower Room
- Popular & Convenient Town Centre Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



VIEWING

By arrangement through the Agents.

DESCRIPTION

**** NO CHAIN **** Welcome to this first floor apartment located on Albert Road in the popular town of Hinckley. An ideal purchase for both investors and first-time buyers alike.

This delightful apartment boasts impressive communal hall, stairs and landing, private inner hall, attractive lounge, well fitted kitchen, two bedrooms, and a shower room. Outside there is a designated parking to the rear.

Situated in a prime location, this property offers the perfect blend of comfort and convenience within walking distance of all local shops, schools and amenities. Those wishing to commute will find easy access to all major road networks.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold with a share of the Freehold between four apartments).

No ground rent and the current monthly service charge is £100 (around half of which is for day to day expenses: mostly insurance, lighting minor repairs and the balance to build a fund) for periodic. There is no managing agent at the moment so 100% of this goes into the building. Lease available, please ask Castle Estates (999 years from March 2006)

ENTRANCE

having feature double doors opening onto Communal Hall, Stairs and Landing.



CASTLE
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COMMUNAL ENTRANCE HALL



COMMUNAL ENTRANCE HALL



PRIVATE INNER HALL

having intercom entry system, central heating radiator, wood flooring, space for tall standing fridge freezer and velux roof light opening onto roof.



LOUNGE

16'2" max x 14'0" max (4.93m max x 4.27m max)

having tv aerial point, central heating radiator, wood flooring, wall mounted thermostat and two original windows to front with secondary glazing.



LOUNGE



KITCHEN

12'8" x 8'1" (3.88m x 2.48m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset stainless steel sink with mixer tap, built in electric oven, gas hob with stainless steel cooker hood over, space and plumbing for washing machine and dishwasher, central heating radiator, gas fired boiler for central heating and domestic hot water, wood flooring and two original windows to front with secondary glazing.



KITCHEN



BEDROOM ONE

14'6" x 11'10" (4.42m x 3.62m)

having central heating radiator, space for wardrobes, feature lights and two original windows to front with secondary glazing.



BEDROOM TWO

11'7" x 9'3" (3.55m x 2.83m)

having central heating radiator and upvc double glazed window to rear.



SHOWER ROOM

7'7" x 7'1" (2.32m x 2.16m)


having shower cubicle with electric shower over, low level w.c., wash hand basin, panelled splashbacks, chrome heated towel rail and upvc double glazed window with obscure glass.




OUTSIDE - AERIAL VIEW

There is designated parking for a car to the rear.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	66	75
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
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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
