

CASTLE ESTATES

1982

A WELL PRESENTED AND MUCH IMPROVED TWO BEDROOMED FIRST FLOOR APARTMENT SITUATED IN A POPULAR RESIDENTIAL LOCATION



APARTMENT 5, MALLORY HOUSE SOUTHFIELD ROAD HINCKLEY LE10 1US

Offers In The Region Of £130,000

- Communal Hall, Stairs & Landing
- Contemporary Bathroom
- Two Good Sized Bedrooms
- Popular Residential Location
- Private Inner Hall
- Open Plan Living Kitchen
- Allocated Parking Space
- VIEWING ESSENTIAL



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www.castles-online.co.uk



This well presented and much improved first floor apartment enjoys well proportioned accommodation and internal viewing is essential. The accommodation includes a private entrance hall, spacious lounge, dining and kitchen area, two bedrooms and a modern bathroom. Outside there is ample communal and private parking.

It is located within easy walking distance of Hinckley town centre with its shops, school and amenities. Commuters will find the railway station, bus station and motorway connections close by making travelling to surrounding urban areas very good indeed.

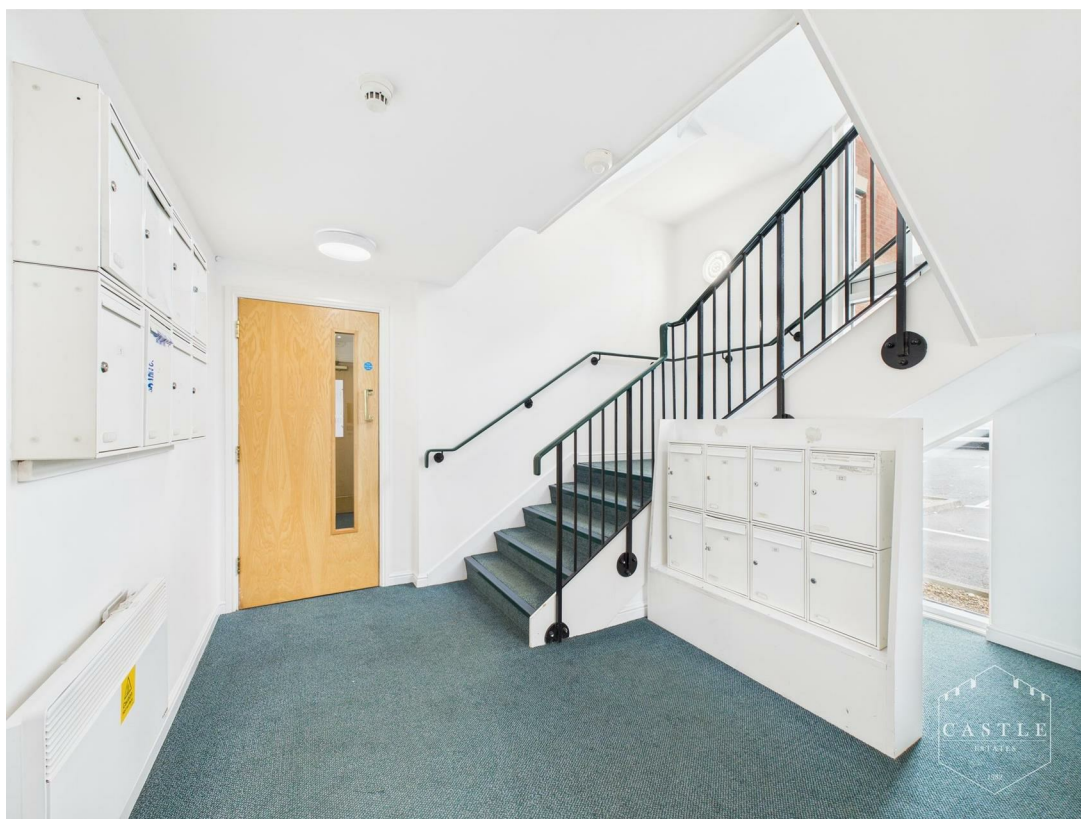
COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band B (Leasehold).

Lease Details -

COMMUNAL HALL, STAIRS AND LANDING

leading to First Floor Landing.



PRIVATE HALL

11'11" x 3'11" (3.64m x 1.20m)

having entry security intercom system, electric wall mounted heater, electric consumer unit, inset LED lighting and wood effect flooring.



OPEN PLAN LIVING KITCHEN

17'8" x 13'4" (5.41m x 4.08m)

KITCHEN AREA having fitted base units and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, electric hob with stainless steel cooker hood over, space and plumbing for washing machine, space for tall standing fridge freezer, wood effect flooring.

LOUNGE/DINING AREA having wood effect flooring, electric wall mounted heater, tv aerial point, upvc double glazed window to rear and a further feature upvc double glazed bay window to rear.



OPEN PLAN LIVING KITCHEN



OPEN PLAN LIVING KITCHEN



BEDROOM ONE

12'5" x 10'9" (3.80m x 3.28m)

having upvc double glazed window, wood effect flooring and electric wall mounted heater.



BEDROOM TWO

13'4" x 6'10" (4.08m x 2.09m)

having upvc double glazed window, wood effect flooring and electric wall mounted heater.




BATHROOM


7'11" x 5'6" (2.43m x 1.69m)
having panelled bath with shower over and glass screen, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, white heated towel rail, wood effect flooring, inset LED lighting, extractor fan and upvc double glazed window with obscure glass.

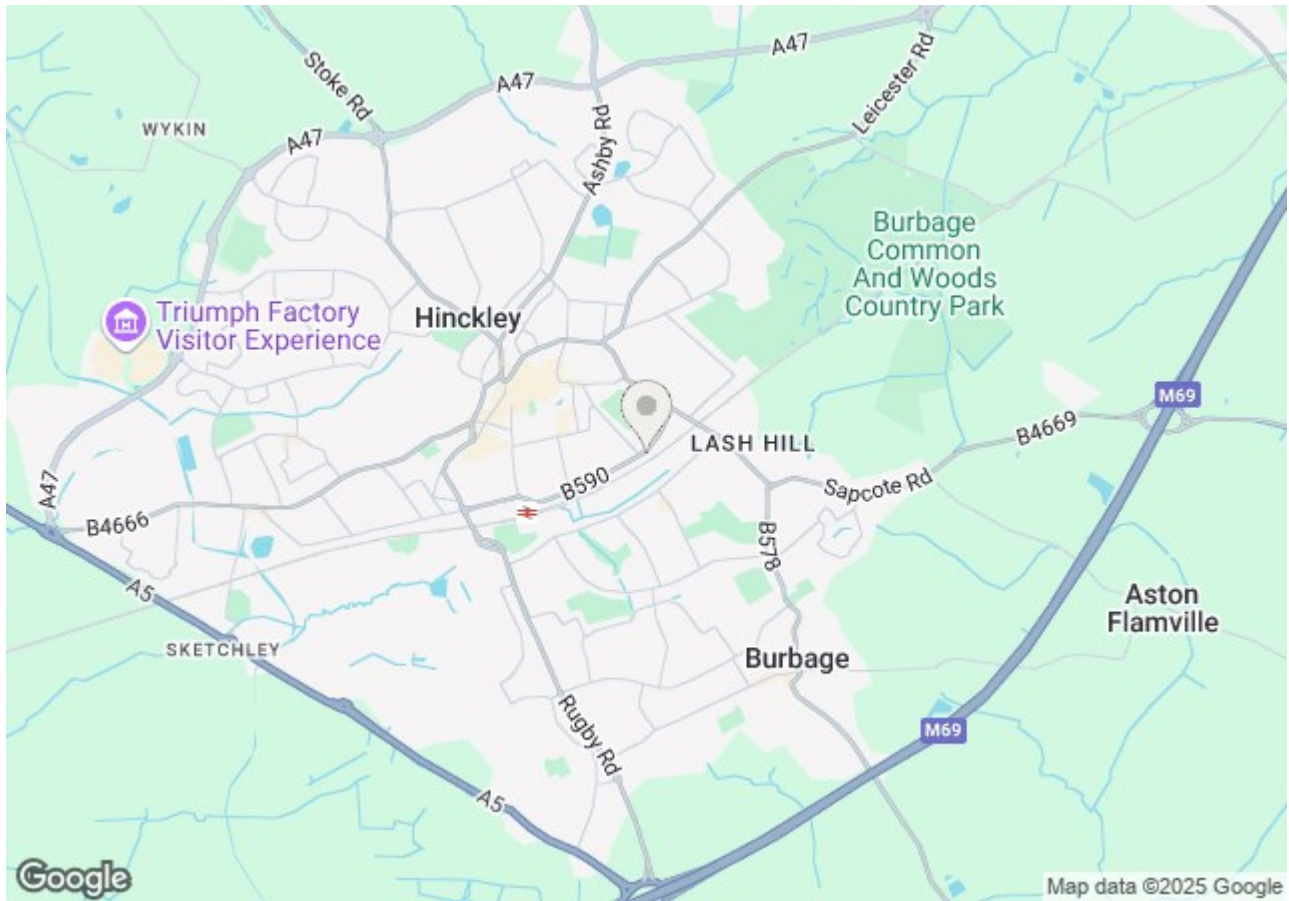


OUTSIDE

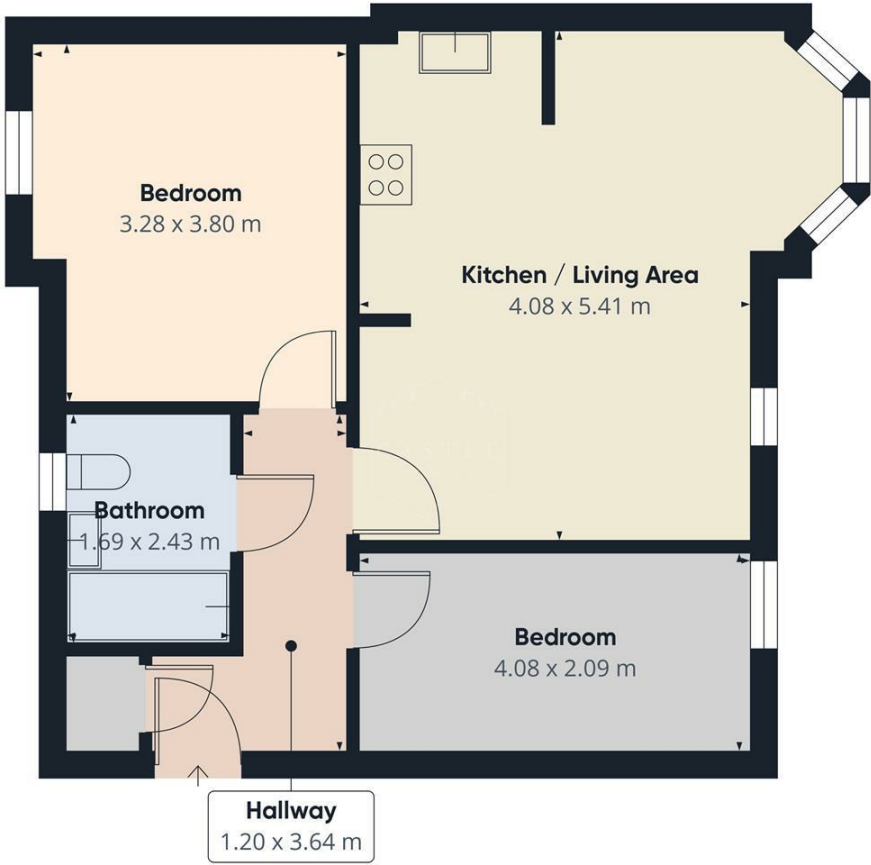
Allocated parking space and communal visitor parking.

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		
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		
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(81-91)	B			(81-91)	B		
(69-80)	C			(69-80)	C		
(55-68)	D			(55-68)	D		
(39-54)	E			(39-54)	E		
(21-38)	F			(21-38)	F		
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Approximate total area⁽¹⁾
55.7 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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
