



2 Stamford House

Hill Street, Hinckley, LE10 1DS

Offers In The Region Of £120,000



A fully modernised, first floor, 2 bedroom spacious and well appointed apartment, situated in a 2 storey block totalling four units and ideally located within walking distance of Hinckley town centre and all local amenities.

The property has been maintained to a high standard throughout. Additional benefits of night storage heating, PVCu double glazing, modern bathroom with shower, fitted kitchen, lounge/dining room and security intercom.

The property is accessible for commuting to all major road links, such as the M69, M1, M6 and A5.

Viewing essential.

NO CHAIN.



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Communal ground floor entrance.

Ground floor entrance leading to a first floor apartment.

Reception hall. 15'1" (max) x 8'2" (max) (4.61 (max) x 2.49 (max))

Airing cupboard, security intercom and smoke alarm.

Bedroom 1 (side). 13'0" x 9'5" (3.97 x 2.89)

PVCu double glazed window and night storage heater.

Bedroom 2 (side) 12'0" (max) x 9'5" (max) (3.67 (max) x 2.89 (max))

Twin PVCu double glazed windows and night storage radiator.

Modern bathroom (side). 9'0" (max) x 6'7" (max) (2.76 (max) x 2.02 (max))

Full suite in white, panel bath with a chrome mixer shower and side screen, wash hand basin, low flush wc, extractor fan, heated towel rail, ceramic wall tiling and fluorescent strip light/shaver point.

Attractive lounge/dining room with integral modern 19'5" (max) x 18'7" (max) (5.92 (max) x 5.68 (max))

PVCu double glazed windows, night storage heater and coving.

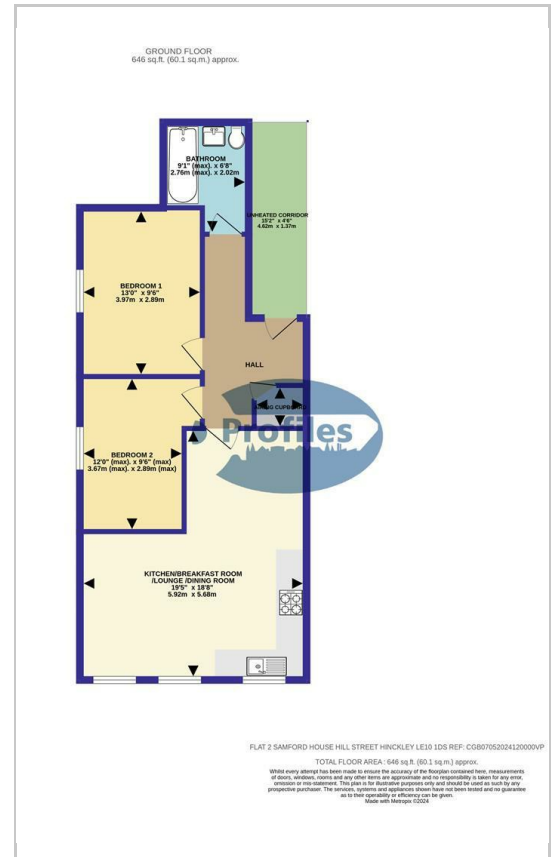
Integral modern fitted kitchen (front). 9'10" x 8'0" (3.00 x 2.45)

Stainless steel unit, range of base and wall units (7 base and 2 wall), associated work surfaces, split level ceramic hob, electric (fan assisted) oven, extractor hood, plumbing for a washing machine and ceramic wall tiling.

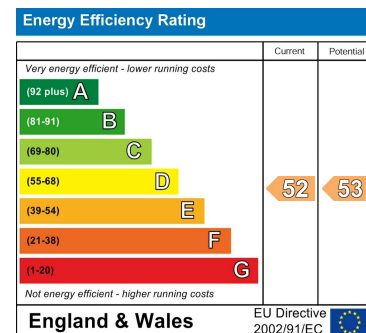
Area Map



Floor Plans



Energy Efficiency Graph



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