



Profiles Estate Agents

12a Deveron Court

, Hinckley, LE10 0XD

Asking Price £97,500



A deceptively spacious, well appointed, second floor apartment, approached via communal entrance hall. The property has the benefit of UPVC double glazing, open views, communal intercom, car parking.



Reception hall

1.68m max 1.02m min x 2.77m max 0.84m min (5'6" max 3'4" min x 9'1" max 2'9" min)

Having obscure UPVC double glaze door, smoke detector, cushion wooden laminate floor

Modern bathroom (side)

1.51m max x 0.72m min x 3.18m max 2.34m min (4'11" max 2'4" min x 10'5" max 7'8" min)

Having full suite in white comprising of panelled bath, pedestal wash hand basin, obscure UPVC double glazed side window, ceramic wall tiling, airing cupboard off.

Modern kitchen (side) 10'2" x 5'7" (3.11 x 1.70)

Having stainless steel sink unit, range of base and wall units comprising of four base units and four wall units, (two wall units with glazed display fronts) finished in white gloss, bevel edged work surfaces, ceramic tiled floor, UPVC double glazed picture window, power points.

Spacious lounge/dining room

6.55m max 4.16m min x 3.19m max 1.83m min (21'6" max 13'8" min x 10'6" max 6' min)

Having UPVC double glazed picture window, power points.

Double bedroom (front) 13'10" x 8'11" (4.22 x 2.72)

Having UPVC double glazed picture window, power points.

Outside

Having communal gardens.

General information

SERVICES

Mains services are connected to the property to include , electricity, water and drainage.

FIXTURES AND FITTINGS

All those items mentioned in the sales particulars are included in the purchase price.

VIEWING ARRANGEMENTS

By prior appointment through the selling agents, Profiles Estate Agents 01455 613555.

Council Tax Band:

Every effort has been made to ensure that these particulars are accurate and reliable. Should, however you discover any query or error please contact this office and we will be pleased to make the necessary alterations.

OFFER PROCEDURE

We have an obligation to our vendor/client to ensure that any offers made for the property can be substantiated. Therefore one of our financial services representatives will contact you to qualify your offer

OFFICE OPENING HOURS

MONDAY - FRIDAY 9AM- 6PM

SATURDAY 9AM- 4PM

SUNDAY 10AM- 2PM.

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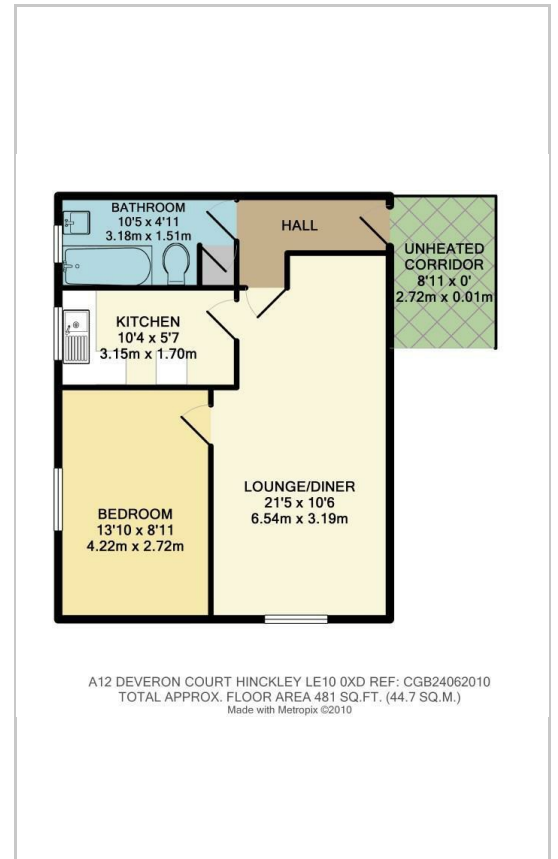
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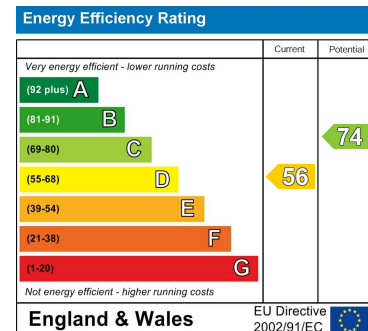
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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