



5 Appleby House

, Hinckley, LE10 1JR

Offers In The Region Of £165,000



A two bedroomed, ground floor luxury apartment in secluded and sought after location within minutes walking to Hinckley town centre.

The apartment has the been maintained to the highest standard and has the additional benefits of sealed double glazing, modern high efficiency storage heaters, secure gated allocated parking, spacious lounge/dining room bedroom 1 with en-suite shower, fitted kitchen, modern bathroom with shower, security intercom and vacant possession.

Ideally located close to all amenities and accessible for commuting to all major road links, such as A5, M69, M6 and M1.

NO CHAIN.
VIEWING ESSENTIAL.



Communal ground floor entrance.

Reception hall.

Modern high efficient storage heater, security intercom heater, store cupboard and composite entrance door.

Spacious lounge/dining room (front). 16'6" x 11'3" (5.05 x 3.44)

Modern high efficiency storage heater, coving and twin PVCu double glazed french doors with adjacent double glazed windows

Fitted kitchen (front). 10'9" x 6'9" (3.30 x 2.06)

Stainless steel sink, range of base and wall units (5 base and 7 wall, associated bevel edged work surfaces, integral breakfast bar, integrated fridge and freezer, fitted dishwasher, electric panel heater and double glazed window,

Bedroom 1 with en-suite shower (front). 12'8" (max) x 12'2" (max). (3.88 (max) x 3.73 (max).)

Built in triple wardrobe, double wardrobe, double glazed window, coving and electric panel heater.

En-suite shower (rear). 7'10" x 5'3". (2.40 x 1.61.)

Suite in white, shower cubicle with plumbed chrome mixer shower and screen, pedestal wash hand basin, low flush w.c, shaver point, extractor fan, electric panel heater, shaver point and airing cupboard off with a 170 litre encased cylinder with immersion heater.

Bedroom 2 (front). 10'9" x 6'7" (3.28 x 2.01)

Double glazed window, electric panel heater and coving,

Bathroom (rear). 11'10" (max) x 7'2" (max). (3.63 (max) x 2.20 (max).)

Full suite in white, panelled bath with mixer shower, wash hand basin in vanity unit with twin base doors, low flush w.c, modern high efficiency storage heater, ceramic wall tiling, extractor fan, tiled effect floor, wall heater and shaver point.

Outside

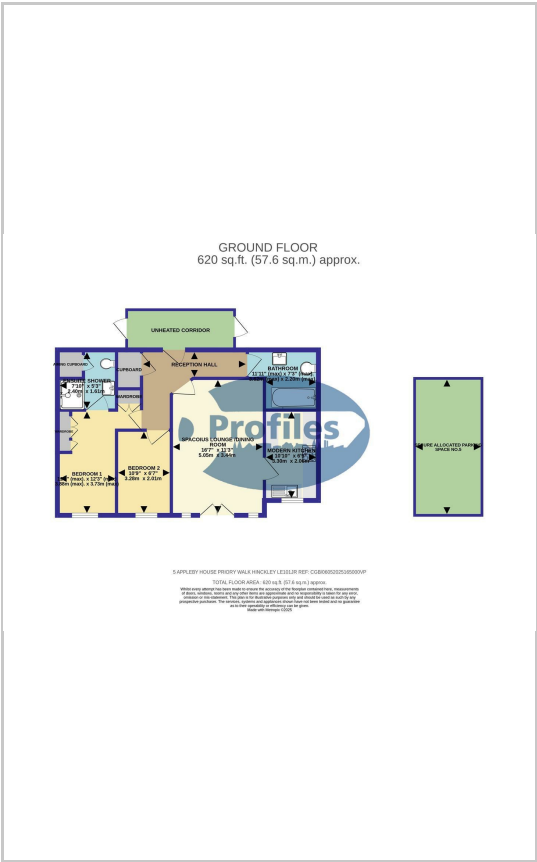
Communal gardens.\

Secure gated allocated parking space (number 5) and visitor parking.

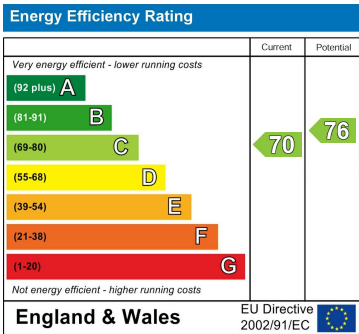
Area Map



Floor Plans



Energy Efficiency Graph



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