



**Spacious First Floor apartment.**

**Juliette balcony overlooking communal gardens.**

**Private inner hall.**

**Two bedrooms - one with en-suite.**

**Secure designated parking.**

**Family bathroom.**



**Bosworth House**  
HINCKLEY, LE10 1JT

**Monthly Rental Of**  
**£875**

### **Communal Hall**

Communal hall, stairs and landing leading to:

### **Private Hall**

3.20m x 2.80m (10' 6" x 9' 2") Having front door, electric storage heater, alarm panel and telephone intercom.

### **Lounge**

5.00m x 3.50m (16' 5" x 11' 6") Having double glazed French doors opening onto a Juliette Balcony overlooking views over the communal garden, feature fireplace with wood surround and living flame electric fire, storage heater, TV and aerial point.

### **Breakfast Kitchen**

4.00m x 2.20m (13' 1" x 7' 3") Having a double glazed window facing rear aspect, laminated oak effect flooring, a range of base and eye-level units with matching work surface and ceramic tiled splash backs, inset single drainer sink with mixer tap and bowl, integrated fridge/freezer, dishwasher and washing machine, built-in electric oven with hob and cooker hood over, breakfast bar.

### **Master Bedroom**

4.10m x 3.90m (13' 5" x 12' 10") (maximum) Double glazed window to rear aspect, extensive range of fitted wardrobes and storage, panel electric radiator and door to;

### **En-suite**

Fitted with low level WC, pedestal wash basin and tiled shower cubicle with glazed screen and shower, extractor fan, airing cupboard housing hot water tank.

### **Bedroom Two**

9' 6" x 8' 6" (2.90m x 2.60m) Double glazed window to rear, radiator and built in wardrobe and dresser.

### **Bathroom**

Fitted suite comprising low level WC, wash basin and panelled bath with mixer shower over, fitted vanity cupboard, extractor fan and heater.

### **Communal areas**

There is gated secure allocated parking and attractive communal gardens