

wards
Residential

Flat 11, 27 Upper Bond Street, Hinckley, LE10 1WA

£120,000

Leasehold

NO CHAIN. LEASEHOLD - This first floor, spacious high ceiling two-bedroom apartment is ideally located in walking distance of Hinckley Town Centre and all local amenities. The property benefits of a modern open plan kitchen living room, contemporary family bathroom, two good sized bedrooms, the master benefiting with an ensuite, and a designated parking space. This apartment is ideal for first time buyers, buy-to-let investors and downsizers, viewing is essential.

Kitchen/Living Area

6.42 x 4.17 Metres

The kitchen area is fitted with a cream wall and base units with contrasting laminate work surfaces, stainless steel sink and drainer, electric oven and hob with extractor fan above. Tiled splash backs around work surfaces, ceiling spotlights, laminate flooring and UPVC double glazed windows to the side elevation.

Bedroom 1

4.17 x 3.44 Metres

Spacious master bedroom with fitted wardrobes and bedside drawers, carpeted flooring and UPVC double glazed window to the side elevation.

Ensuite

3.65 x 1.59 Metres

Sizeable additional bathroom with a three-piece white suite including a low flush WC, enclosed shower, pedestal sink, laminate flooring and UPVC double glazed window to the side elevation.







Bedroom 2

3.74 x 3.1 Metres

Second double room with fitted floor to ceiling wardrobes spanning the length of the bedroom for ample storage space. UPVC double glazed window to the side elevation and carpeted flooring.

Bathroom

3.1 x 1.71 Metres

Fitted with a modern three-piece white suite including low flush WC, pedestal sink, shower over bath, tiled around wet areas, laminate flooring and UPVC double glazed window to the side elevation.

Outside

Assigned parking space.

Leasehold Information

We are advised that the lease was granted for a period of 125 years from 2015.

The development is managed by the selling agent, Ward Surveyors Ltd.

The service charge is £1,250 per annum and the ground rent is £150 per annum.

EPC Rating - To Follow

Council Tax Band - B

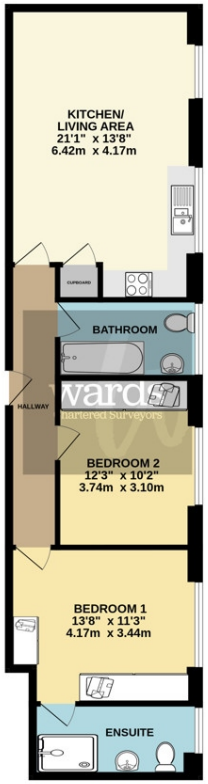
Call 01455 251771 to make an appointment to view this property







GROUND FLOOR
725 sq.ft. (67.4 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

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