

Lot 201

2 Clifton Court, Hinckley,  
Leicestershire, LE10 0XQ

Upon  
instruction of

AMG



All enquiries Ref: Emma Hughes

- Leasehold ground floor fire-damaged flat
- 58 years remaining on lease

#### Location:

The property is located on Clifton Court. Shopping amenities can be found locally within Hinckley Town Centre. Public transport links are available at Hinckley Train Station to the south east and Nuneaton Train Station to the south west along with a network of local bus services serving the surrounding areas. The property is served by road links including the A47 to the west and A5 to the south. Recreational pursuits can be found at Hollycroft Park to the east.



#### Accommodation:

One bedroom, reception room, kitchen, bathroom/wc  
Rear yard

**EPC Rating:** E

**Council Tax Band:** A

#### Lease:

Held on a lease for a term of 99 years from 12/11/1985.

#### To view:

Strictly by arrangement with the auctioneers.