



## 12 Bosworth House Priory Walk

, Hinckley, LE10 1JT

Offers In The Region Of £165,000



A second floor, high specification, beautifully presented luxury 2 bedroom, 2 bathroom apartment, ideally located within walking distance of Hinckley town centre. Additional benefits of PVCu double glazing, spacious lounge/ dining room with feature Juliet balcony, high retention modern electric radiators, modern fitted kitchen, luxury bathroom with shower, bedroom 1 with ensuite shower, secure gated access with under cover allocated parking, economy 10 etc.

The apartment is ideally located with in easy reach of all local amenities, whilst being within easy commuting distance of all major road links, such as the A5, M69, M1 and M6.

VIEWING STRONGLY RECOMMENDED.



## Ground floor communal entrance.

With security intercom. and stair case leading to the second floor apartment.

## Reception hall. 16'3" (max) x 14'11" (max). (4.96 (max) x 4.56 (max).)

Security intercom, coving and mains smoke alarm.

## Spacious Lounge/ dining room (front). 18'3" (max) x 16'11" (max). (5.58 (max) x 5.18 (max).)

Twin PVCu double glazed French door leading to a feature Juliet balcony, PVCu double glazed window and high efficiency modern electric radiator.

## Modern fitted kitchen (side) 'Shaker style'. 12'11" (max) x 5'10". (3.96 (max) x 1.80.)

Stainless steel sink, range of attractive base and wall units ( 6 base and 5 wall) finished in matt grey, associated work surfaces, split level induction hob, electric (fan assisted) oven, extractor hood, fitted fridge and freezer, fitted dish washer, fitted washer / dryer and PVCu double glazed side window.

## Bedroom 1 (rear). 16'11" x 8'10". (5.18 x 2.70.)

Fully fitted, full length twin double wardrobes, further single wardrobe, PVCu double glazed window, and high efficiency modern radiator.

## En-suite shower (side). 6'7" x 6'1". (2.03 x 1.87.)

Suite in white, fitted shower cubicle with mixer shower with curved twin curved doors, wash hand basin, low flush wc, tiled effect floor, heated electric chrome towel rail, extractor fan.

## Bedroom 2 (side). 12'11" x 7'4". (3.94 x 2.25.)

PVCu double glazed window and high efficiency modern radiator.

## Luxury bathroom (side). 7'4" x 6'7". (2.24 x 2.03.)

Full suite in white, panel bath with mixer shower and glazed side screen, wash hand basin, low flush wc, electric wall heater, ceramic tiling and extractor fan.

## Outside.

Communal gardens with secure gated access.

Under cover allocated parking space.

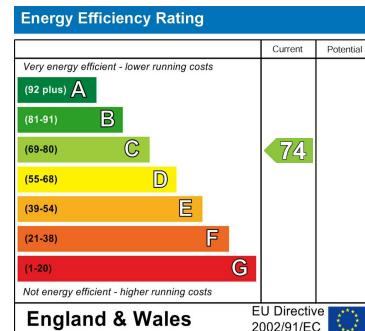
## Area Map



## Floor Plans



## Energy Efficiency Graph



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