



**Connells**

Victoria Court Derby Road  
Hinckley



### Property Description

Situated in a highly convenient central Hinckley location, this well-presented two-bedroom first floor apartment offers modern open-plan living, making it an ideal purchase for first-time buyers, downsizers, or investors alike.

The property is accessed via a private ground floor entrance with stairs rising to the first floor accommodation. The main living space is a bright and spacious open-plan kitchen/living room, featuring a contemporary fitted kitchen with integrated oven, hob and extractor, alongside ample space for both dining and lounge areas. Large windows allow plenty of natural light, creating a welcoming and airy feel throughout.

There are two bedrooms, including a generously sized principal bedroom and a second bedroom which would suit use as a guest room, dressing room or home office. The accommodation is completed by a modern family bathroom fitted with a three-piece suite including bath with shower over.

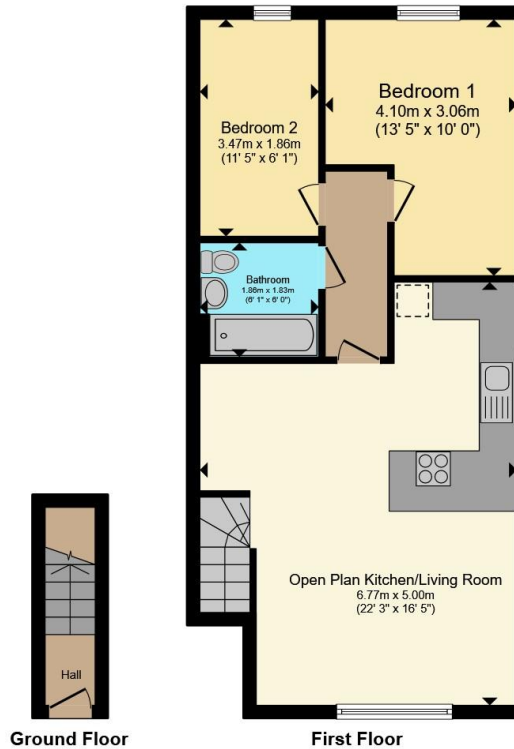


Externally, the property forms part of a well-kept development, with on-street and nearby parking available. The location is particularly appealing, being within easy reach of Hinckley town centre, local amenities, schools, and excellent transport links.









Total floor area 56.7 m<sup>2</sup> (610 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: C Council Tax Band: A

Service Charge: 890.00 Ground Rent: 200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/HIN313902](http://connells.co.uk/Property/HIN313902)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: HIN313902 - 0002