



wards  
Residential

Flat 7, 27 Upper Bond Street, Hinckley, LE10 1WA  
£145,000



## 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, a designated parking space, gas central heating and SUDG. This apartment is ideal for first time buyers, buy-to-let investors and downsizers, viewing is essential.

### Living room/ kitchen

**5.28 x 4.73 Metres**

Fitted with a cream wall and base units, black laminate work surfaces, stainless steel sink and drainer, extractor fan, single oven, gas hob, tiled splash backs, ceiling spotlights, three UPVC double glazed Georgian sash windows to the front elevation.

### Bathroom

**2.46 x 2.44 Metres**

Fitted with a four-piece white suite including low flush WC, pedestal sink, shower over bath, tiled splash backs full height, ceiling spotlights, storage cupboard and UPVC double glazed Georgian sash windows to the front elevation.



## **Bedroom 1**

5.37 x 4.6 Metres

With fitted wardrobes and shelves, UPVC double glazed window to the rear elevation and UPVC double glazed Georgian sash windows to the front elevation.

## **Ensuite**

1.88 x 1.46 Metres

Fitted with a three-piece white suite including a low flush WC, enclosed shower, pedestal sink, tiled splash backs and ceiling spotlights.

## **Bedroom 2**

4.07 x 3.42 Metres

With UPVC double glazed Georgian Sash windows to the front elevation.

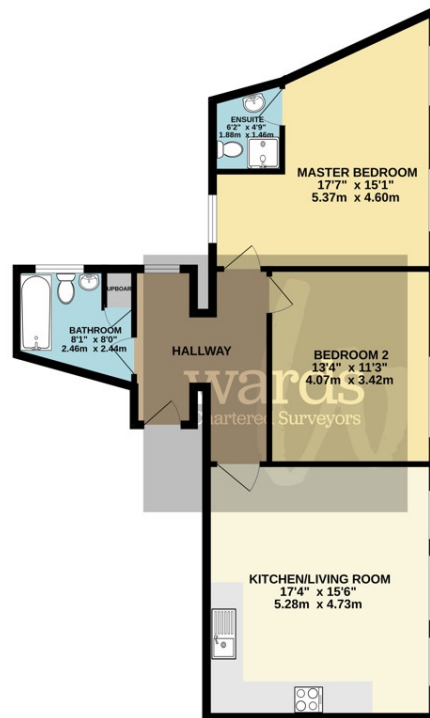
**EPC rating - C**

**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**



GROUND FLOOR  
794 sq.ft. (73.8 sq.m.) approx.



TOTAL FLOOR AREA: 794 sq.ft. (73.8 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

wardsonline.co.uk



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