



FLAT 2 GOPSALL HOUSE

HINCKLEY, LE10 0DY

£875 PER MONTH

LARGE two double bedroom apartment close to the town centre and all local amenities, with parking! With double glazing and gas central heating the spacious accommodation briefly comprises; Secure communal entrance, entrance hall, large lounge with patio doors, fitted kitchen/dining room, inner hall, two double bedrooms and fitted bathroom. Externally is car parking. Available now, no pets due to head lease.



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- LARGE two bedroom flat
- Town centre location
- Off road parking
- D/glazing & C/heating
- Large lounge & kitchen
- Available now
- No pets due to head lease
- Un-furnished



Communal entrance

With stairs to first floor and door to:

Entrance hall

With radiator and further door to;

Lounge

With French doors to rear, laminate wood flooring, radiators, television and telephone points.

Kitchen/Breakfast Room

Fitted with a range of eye and base level units with contrasting roll top work surfaces over, single drainer sink unit, space for fridge/freezer, integral hob with oven beneath and ceramic tiled flooring.

Inner hall

With storage cupboard, security entrance phone and doors to;

Bedroom One

With double glazed windows to rear and radiator

Bedroom Two

Double glazed window to rear and radiator

Bathroom

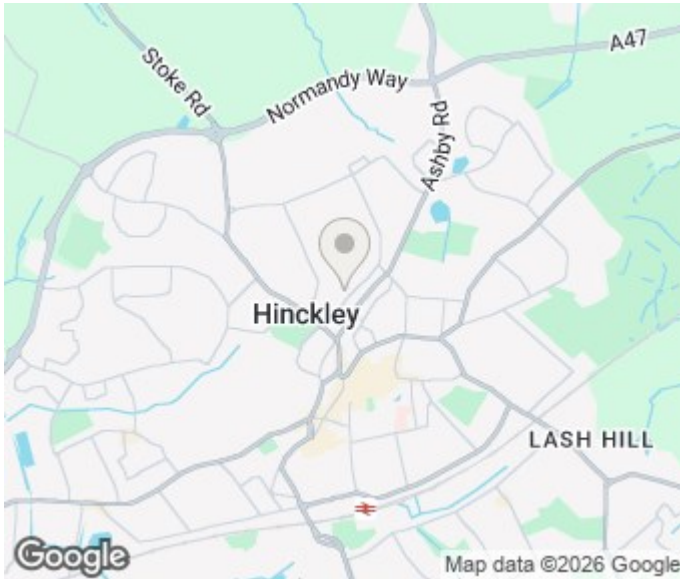
Fitted suite with low level WC, pedestal wash basin and enclosed corner shower cubicle with shower, tiled wash areas and radiator.

Communal parking

There is one parking space for the flat and shrub beds.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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