9 BOSWORTH HOUSE

HINCKLEY, LE10 1JT

£950 PCM

A LARGE first floor two bedroom apartment within walking distance of Hinckley town centre and easy access to amenities and transport links. Having secure designated parking and with a Juliette balcony overlooking the communal gardens from the lounge, this extremely spacious and high quality apartment offers luxury living for the discerning tenant. With secure entrance, hallway, spacious lounge, fitted kitchen/breakfast room with integral appliances, master bed with en-suite, further bedroom and main bathroom. Externally are attractive communal gardens and secure parking. Available May. NO SMOKERS, due to head lease, sadly no pets

DAVIS & PARTNERS
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• Spacious First Floor apartment. • Two bedrooms - one with en-suite. • Juliette balcony overlooking communal gardens. • Secure designated parking. • Private inner hall. • Family bathroom. • Integrated kitchen/breakfast room • High quality accommodation. • Available May • No pets or smokers

Communal Hall

Communal hall, stairs and landing leading to:

Private Hall

3.20m x 2.80m (10' 6" x 9' 2") Having front door, electric storage heater, alarm panel and telephone intercom.

Lounge

5.00m x 3.50m (16' 5" x 11' 6") Having double glazed French doors opening onto a Juliette Balcony overlooking views over the communal garden, feature fireplace with wood surround and living flame electric fire, storage heater, TV and aerial point.

Breakfast Kitchen

4.00m x 2.20m (13' 1" x 7' 3")Having a double glazed window facing rear aspect, laminated oak effect flooring, a range of base and eye-level units with matching work surface and ceramic tiled splash backs, inset single drainer sink with mixer tap and bowl, integrated fridge/freezer, dishwasher and washing machine, built-in electric oven with hob and cooker hood over, breakfast bar.

Master Bedroom

4.10m x 3.90m (13' 5" x 12' 10") (maximum)Double glazed window to rear aspect, extensive range of fitted wardrobes and storage, panel electric radiator and door to;

En-suite

Fitted with low level WC, pedestal wash basin and tiled shower cubicle with glazed screen and shower, extractor fan, airing cupboard housing hot water tank.

Bedroom Two

9' 6" x 8' 6" (2.90m x 2.60m) Double glazed window to rear, radiator and built in wardrobe and dresser.

Bathroom

Fitted suite comprising low level WC, wash basin and panelled bath with mixer shower over, fitted vanity cupboard, extractor fan and heater.

Communal areas

There is gated secure allocated parking and attractive communal gardens

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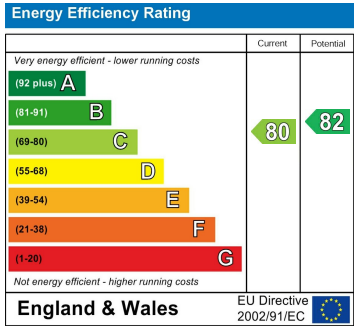

EPC Rating: C Council Tax Band: B

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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