



# READINGS

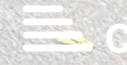
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151 Hinckley Road

Leicester Forest East, Leicester, LE3 3PG

**£235,000**



# 151 Hinckley Road

Leicester Forest East, Leicester,  
LE12 2DQ

This spacious and well appointed two-bedroom ground floor apartment is situated within a sought-after development and available to purchase with no onward chain. The property benefits from gas central heating and a video entry system.

Inside, you'll find a welcoming communal entrance leading to a private hallway, a generous lounge/dining room with a bay window overlooking the rear, a nice size dining kitchen featuring solid oak-fronted units and integrated appliances. There are two good-sized bedrooms, including a master bedroom with a walk-in wardrobe and en-suite shower room, along with a separate shower room.

Outside, the development offers visitor parking to the front of the building and secure electric gates leading to the rear parking area. The apartment comes with two allocated parking spaces, one of which is located within a covered carport.

We are advised by the owners of the property that the Ground Rent is £100 per annum and the current service charge is £120 per month.

An early viewing is recommended to avoid missing out.

## Property Information

Tenure: Leasehold with 978 years remaining. We are advised by the owners that the Ground Rent is £100 per annum and the current Service Charge £120 per month.

Local Authority: Blaby

Council Tax Band: C

Services: The property is offered to the market with all mains services and gas-fired central heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: None

The property is being sold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Communal Entrance Hall

The apartment is accessed via a communal entrance hall with security door to the front with video entry system.

## Entrance Hall

With a useful storage cupboard, airing cupboard, radiator and video entry system.

## Lounge

A spacious lounge with UPVC double glazed bay window to the rear, radiator.





### **Dining Room**

A good quality dining kitchen with a good range of both base and wall mounted units with solid oak fronts, granite work surfaces, one and a half sink and drainer, electric oven with gas hob and extractor over, integrated fridge freezer, dishwasher and washing machine, tiled splash backs, tiled flooring, radiator, UPVC double glazed window to the side, wall mounted boiler

### **Bedroom One**

A good sized bedroom with UPVC double glazed window to the rear, radiator.

### **Ensuite**

With panelled bath, separate shower cubicle, low level WC, pedestal wash hand basin, tiling to walls and floor, heated towel rail, extractor fan.

### **Walk-in wardrobe**

With hanging rail and shelving.

### **Bedroom Two**

With UPVC double glazed window to the rear, built-in wardrobes, radiator.

### **Shower Room**

Fully tiled with a shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, extractor fan.

### **Outside**

There are visitor parking spaces to the front of the building with secure electric gates to the left hand side of the building providing access to a parking area to the rear. This apartment has the benefit of one parking space within a covered carport and a separate allocated parking space. There are bin and cycle stores and a communal seating area.

### **Consumer Protection Legislation**

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

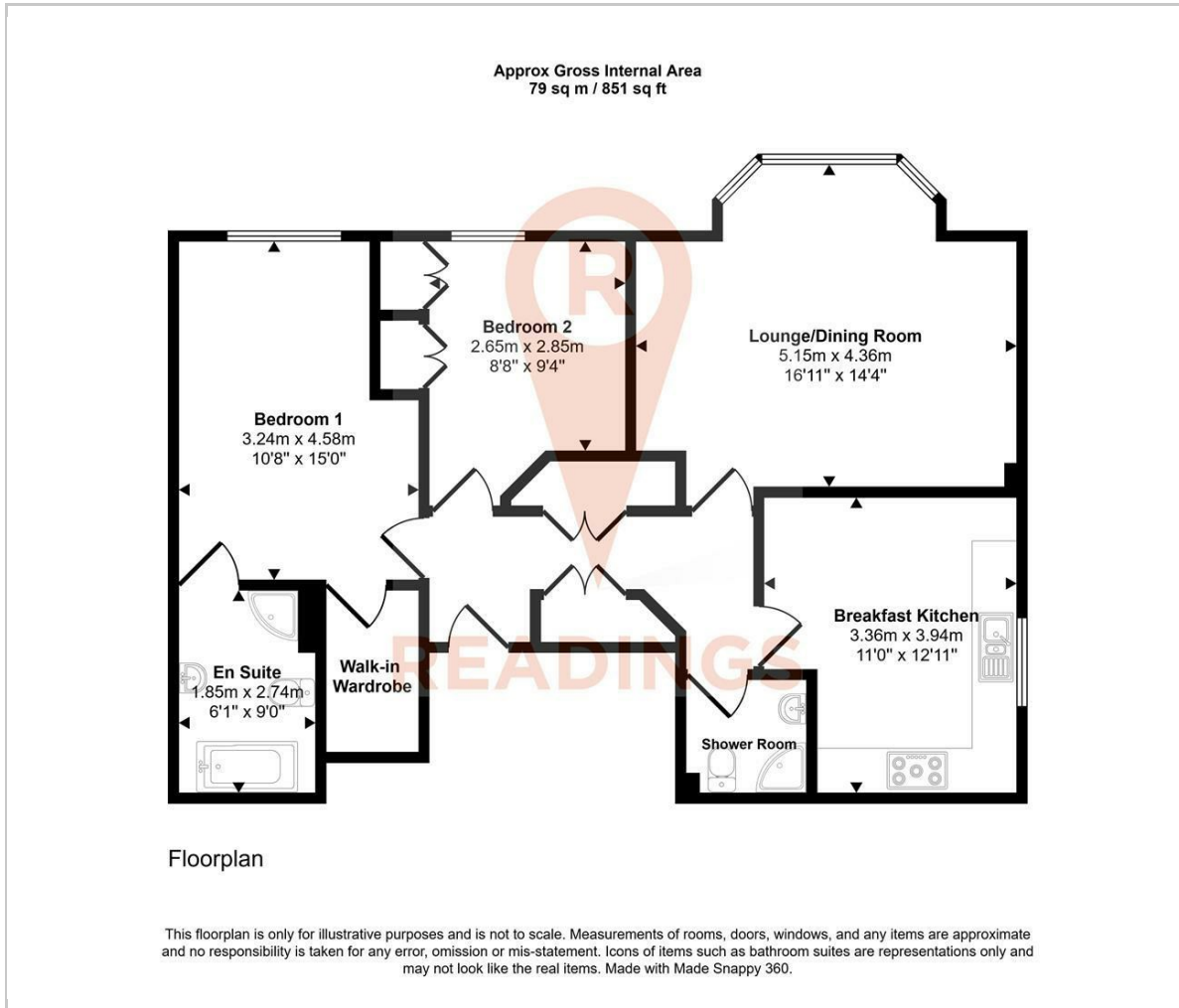
### **Anti Money Laundering**

By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks. For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



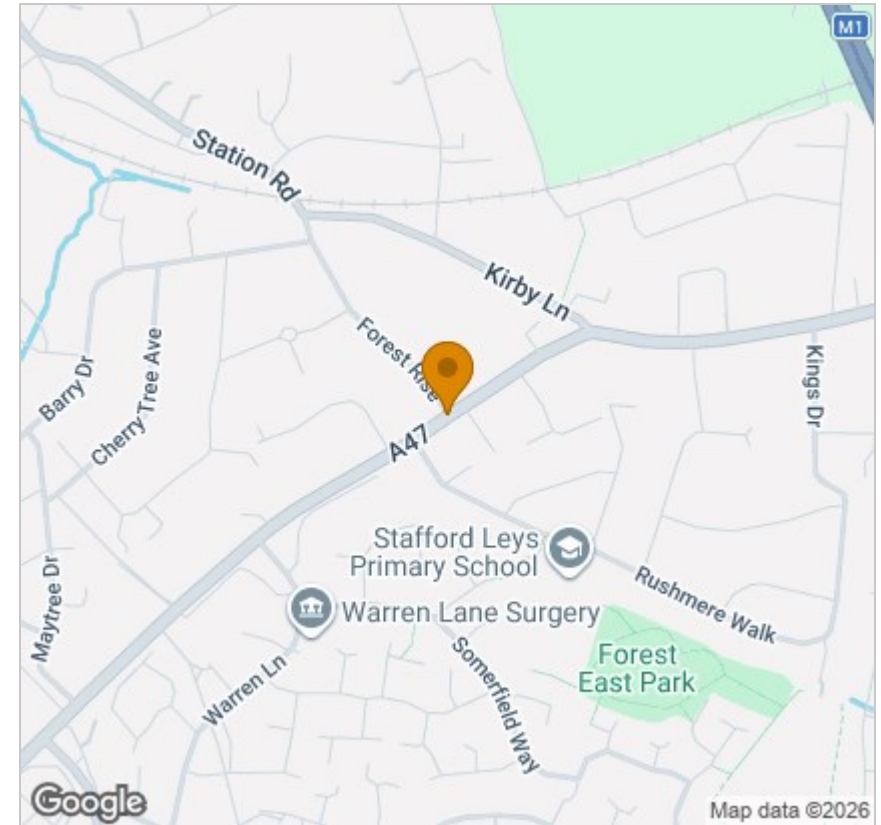
## Floor Plan



## Viewing

Please contact our Readings Sales Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

