



8E RUGBY ROAD
HINCKLEY, LE10 0QD

£615 PCM

Spacious and well presented one bedroom first floor apartment, in the town centre, next door to the Crescent development and all associated amenities and transport links. With spacious living room, kitchen with appliances, good size bedroom, stylish en suite bathroom and central heating system. Parking space possible, if required. Available mid February, no pets, or smokers. Un furnished



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- Good size one bedroom apartment
- Central town location
- Next to The Crescent development
- Central heating
- Fitted kitchen with appliances
- EPC D, Deposit £735
- Secure communal entrance
- Parking available
- Available mid February

Entrance

Secure communal entrance with stairs to first floor and access to flats

Hall

With entry phone system and radiator

Living area

With windows to front aspect, radiator, television point open to;

Kitchen

Re-fitted kitchen incorporating a range of units with work surfaces over, single drainer sink, integral cooker, washing machine and fridge

Bedroom

With window and radiator


Bathroom

Fitted white suite



8E RUGBY ROAD



| Energy Efficiency Rating | | |
|--|---|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 59 | 59 |
| (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: D Council Tax Band: A

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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