



**Connells**

Richmond House Richmond Gate  
Hinckley



# Richmond House Richmond Gate Hinckley LE10 0AF

for sale offers in excess of  
**£140,000**



## Property Description

Available with NO UPWARD CHAIN.

This well presented spacious two-bedroom flat, situated in a highly sought after quiet location with no through road.

Briefly comprising of Entrance Hall, Bathroom, Two Double Bedrooms, Master bedroom with En-Suite. Kitchen, spacious Lounge with feature Juliette Balcony.

Vaulted ceilings giving the whole apartment a spacious feel. With the added benefit of two allocated parking spaces. UPVC double glazing, Electric heating.

## Entrance Hallway

12' 1" x 4' 4" ( 3.68m x 1.32m )

With Secure entry phone system.

## Lounge / Kitchen

19' 6" x 18' 1" ( 5.94m x 5.51m )

The kitchen has a range of wall and base units with working surface over, stainless steel sink and drainer, electric oven, electric hob with cooker hood above and tiled flooring.

The lounge area has laminated flooring. vaulted ceiling, Juliette balcony.



### Bedroom One

17' 2" x 13' 9" ( 5.23m x 4.19m )

Heater, wardrobes, window, skylight

### En-Suite Shower Room

6' x 5' 11" ( 1.83m x 1.80m )

Comprising corner shower cubicle, hand wash basin, WC and tiled flooring.

### Bedroom Two

10' 8" x 9' ( 3.25m x 2.74m )

Heater, window, skylight

### Bathroom

7' 10" x 5' 6" ( 2.39m x 1.68m )

Comprising bath, hand wash basin, WC, extractor fan and tiled flooring.

### Outside

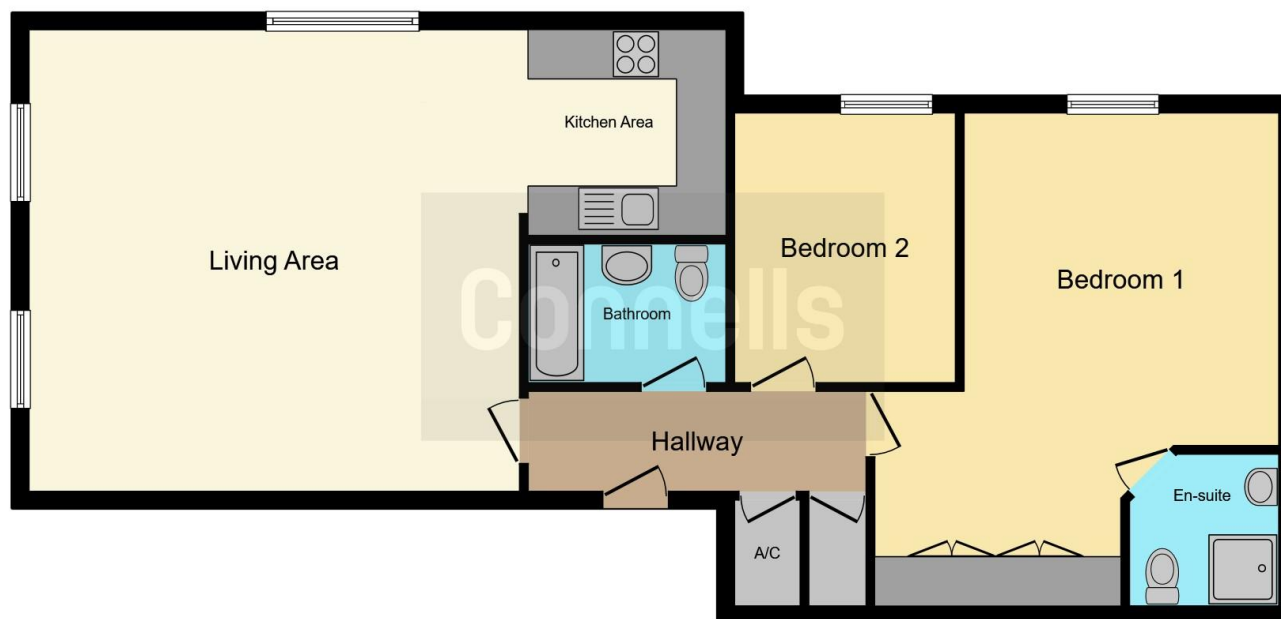
Two allocated parking spaces, communal green spaces.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**T 01455 230523**  
**E [hinckley@connells.co.uk](mailto:hinckley@connells.co.uk)**

88 Castle Street  
 HINCKLEY LE10 1DD

EPC Rating: C

Council Tax  
 Band: B

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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