

CASTLE ESTATES

1982

**A WELL PRESENTED ONE BEDROOMED THIRD FLOOR APARTMENT IN A
POPULAR AND CONVENIENT LOCATION**



**19 TWYFORD COURT ARTHUR STREET
BARWELL LE9 8EG**

£750 PCM

- Communal Hall, Stairs & Landing
- Good Sized Lounge
- Double Bedroom
- Communal Parking & Gardens
- Private Inner Hall
- Well Fitted Kitchen
- Family Bathroom
- Popular & Convenient Location



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AVAILABLE FROM DECEMBER

A one-bedroom third-floor apartment situated in the popular and convenient location of Twyford Court, Barwell, ideally positioned for access to local amenities and transport links.

The accommodation comprises a communal entrance hall with stairs and landing, leading to a private entrance hall, spacious lounge, fitted kitchen, double bedroom and bathroom.

The property also benefits from communal parking.

VIEWING

By arrangement through the Agents.

DESCRIPTION

This spacious second floor apartment is located within easy walking distance of Barwell town centre with its shops, schools and amenities. Commuting via the A47 Northern Perimeter Road to the A5/M69 junctions makes travelling to Leicester, Coventry, Birmingham and surrounding urban areas very good indeed.

The accommodation enjoys a private inner hall, well proportioned lounge/dining room, well fitted kitchen, good sized bedroom and bathroom. There is ample visitor and private parking off Arthur Street and communal drying area.

More specifically the upvc double glazed and electrically heated accommodation comprises:

COUNCIL TAX BAND

Hinckley and Bosworth Borough Council - Band A

COMMUNAL HALL, STAIRS AND LANDING

leading to Third Floor Landing.

THIRD FLOOR

PRIVATE INNER HALL

having entry telecom system, access to the roof space and useful walk in storage cupboard.

LOUNGE

15'8" x 14'6" (4.80m x 4.42m)

having wood effect flooring, coved ceiling, tv aerial point and electric storage heater.



KITCHEN

10'11" x 8'9" (3.35m x 2.67m)

having range of fitted base units, drawers and wall cupboards, contrasting wood effect work surfaces and inset sink with mixer tap and rinser bowl, built in electric oven, ceramic hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer and upvc double glazed window.



KITCHEN



BEDROOM

14'2" x 11'1" (4.32m x 3.40m)

having mirror front wardrobe, coved ceiling and electric storage heater.

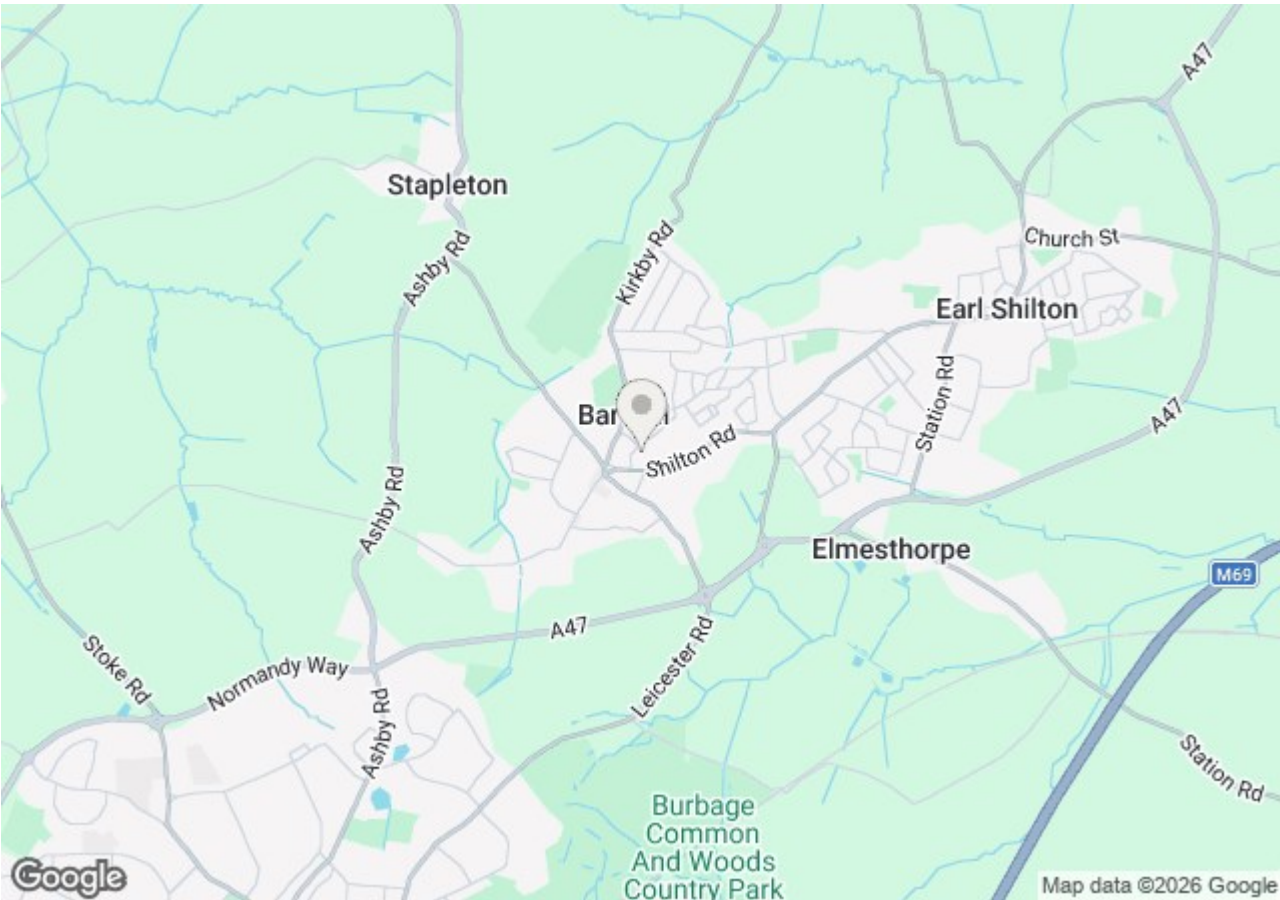
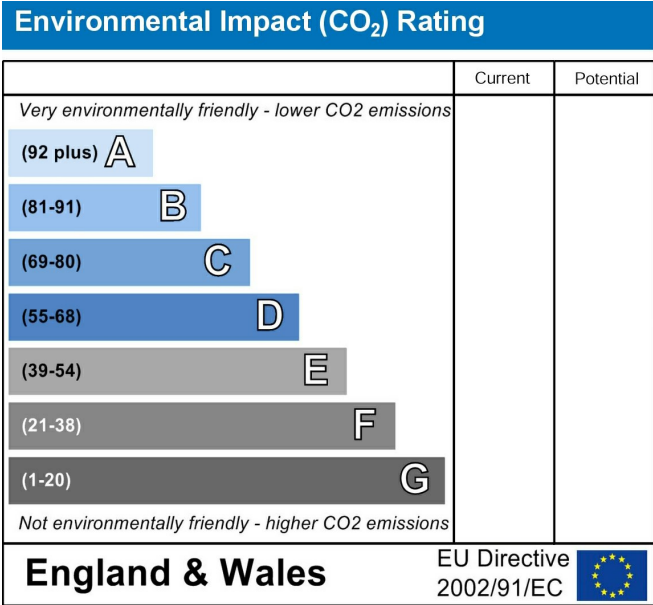
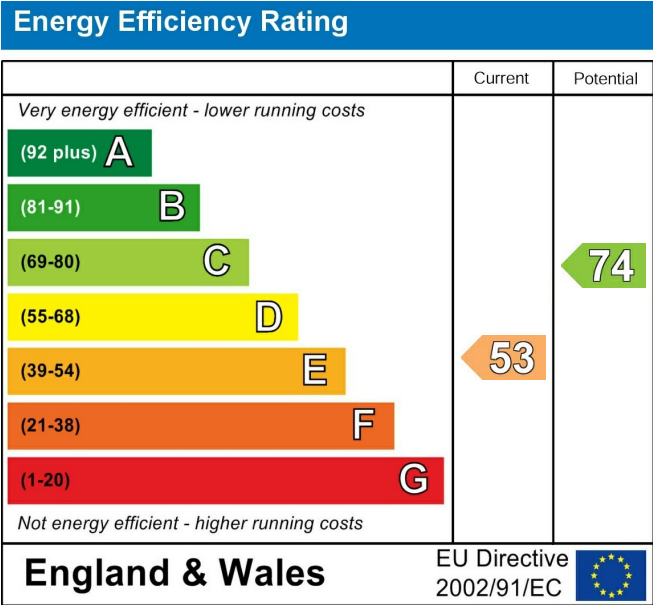


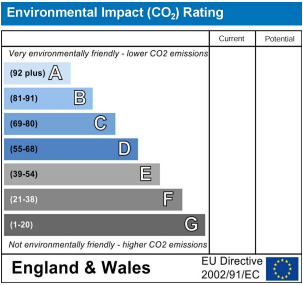
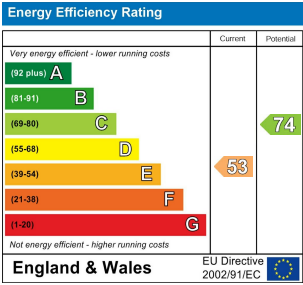
BATHROOM

8'9" x 7'1" (2.67m x 2.18m)
having panelled bath with electric shower over, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, built in airing cupboard housing the lagged copper cylinder and immersion heater.

OUTSIDE

There are communal gardens and parking.





PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
