



2 Bedroom Apartment
located on Parkside Court, Hinckley
£85,000

 **UP** Estates



****NO CHAIN - GROUND FLOOR APARTMENT - A GROSS YEILD POTENTIAL OF 10%+ based on asking price and prospective rental value - CHECK LEASE DETAILS BELOW - OFF ROAD CAR PARK - CHECK OUT THE FLOORPLAN**** Located in close proximity to Hinckley town centre is this two bedroom flat, located on a traditional street with Queens Park just a stone's throw away. Offering good scope as a buy to let investment, or an affordable first time purchase, this property in brief comprises: Entrance Hall, Lounge, Two Bedrooms and Bathroom. The property benefits from internal wall insulation and secondary glazing in the bedrooms and bathroom to further help with heat retention. ****LEASE DETAILS**** This property is leasehold, and we understand the lease was offered originally on a term of 99 years from 24/06/1992 meaning there are circa 66 years remaining. There is a ground rent of circa £50 per annum, and service charge of circa £960 per annum payable.

£85,000

- NO CHAIN
- Ground Floor Apartment
- Two Bedrooms
- Off Road Car Park
- Close Proximity To Hinckley Town Centre
- Opposite Queens Park
- ****LEASE DETAILS**** Circa 66 years remaining based on 99 year term from 1992
- Ground Rent circa £50 per annum & Service Charge circa £960 per annum





IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



Parkside Court, Clarence Road, Hinckley





Total Area: 45.5 m² ... 490 ft²

All measurements are approximate and for display purposes only

CONTACT

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