CASTLE ESTATES

1982

A GOOD SIZED TWO BEDROOMED GROUND FLOOR APARTMENT SITUATED IN A POPULAR RESIDENTIAL LOCATION

**** CHAIN FREE - SOLD AS SEEN ****



FLAT 2, B BLOCK DEVERON COURT, DEVERON WAY HINCKLEY LE10 0XD

Offers In The Region Of £120,000

- CHAIN FREE - SOLD AS SEEN
- Spacious Lounge
- Two Good Sized Bedrooms
- Communal Parking & Gardens
- L Shaped Entrance Hall With Store
- Kitchen
- Modern Shower Room
- Popular Residential Location

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** CHAIN FREE - SOLD AS SEEN ** This good sized apartment enjoys L shaped entrance hall with store room off, lounge/dining room, kitchen, two bedrooms and a modern shower room. Outside there is communal parking and gardens. (Please note: All services/appliances have not and will not be tested).

It is located within easy distance of local shops. Hinckley town centre is approximately one mile away with its larger more comprehensive 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.

COUNCIL TAX BAND, TENURE & INFORMATION

Hinckley and Bosworth Borough Council - Band A

This property is leasehold. Lease term of 125 years from 29th October 1991.

Ground Rent is currently £75.00. The Ground Rent will increase to £100 in 2041. The Review of Ground Rent is every 25 years from the date of the Lease and has a fixed increase of £25.00 every 25 years. Awaiting service charge information from Managing Agents (TBC).

Please Note: This property is Chain Free and Sold As Seen - All services/appliances have not and will not be tested.

L SHAPED ENTRANCE HALL

having upvc double glazed front door with leaded lights and wood effect flooring,



STORE ROOM

6'8 x 4'1 (2.03m x 1.24m)
having wood effect flooring.



LOUNGE/DINING ROOM

17'5 x 10'4 (5.31m x 3.15m)

having electric wall heater, wood effect floor and upvc double glazed picture window to side.







KITCHEN

8'9 x 6'11 (2.67m x 2.11m)
having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic splashbacks, inset sink with mixer tap, built in oven with cooker hood over (not tested), built in microwave (not tested), washing machine and tumble dryer (not tested), fridge freezer (not tested) and wood effect flooring.



BEDROOM ONE

14'11 x 8'9 (4.55m x 2.67m)
having electric wall heater and upvc double glazed window.





BEDROOM TWO

9 x 8'7 (2.74m x 2.62m)
having electric wall heater and upvc double glazed window.





SHOWER ROOM

8'3 x 5'11 (2.51m x 1.80m)

having modern white suite including shower cubicle with shower over (not tested), vanity unit with wash hand basin, low level w.c., towel rail, wood effect flooring and upvc double glazed window with obscure glass.



OUTSIDE

Communal Parking and Gardens.







OUTSIDE - VIEW

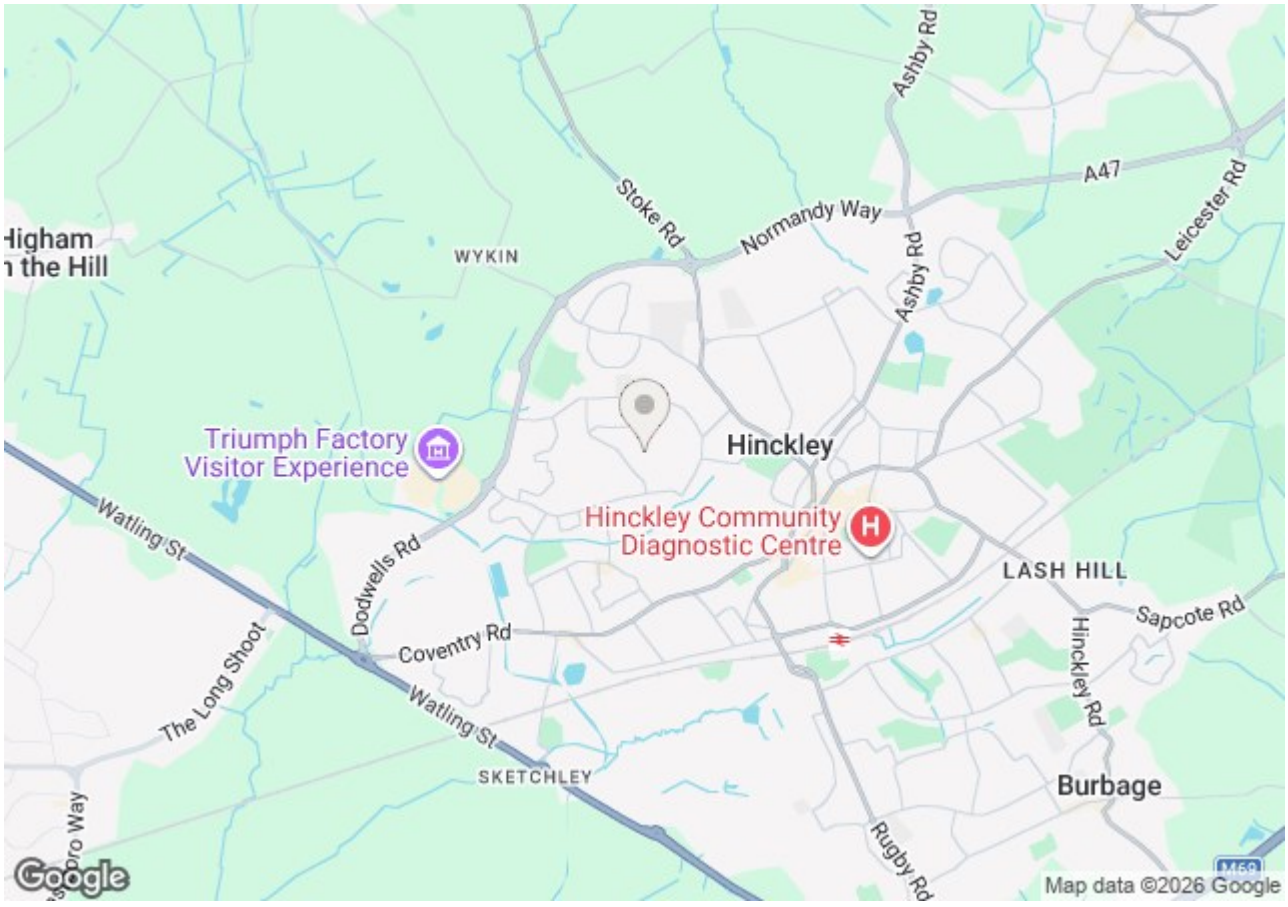


Energy Efficiency Rating

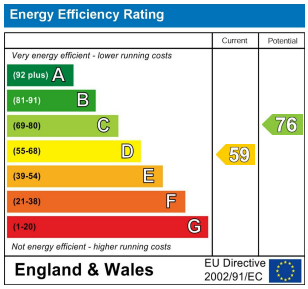
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

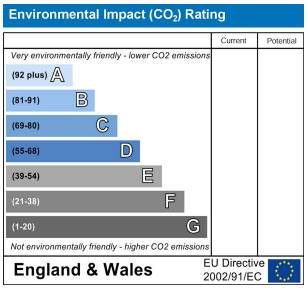
Environmental Impact (CO_2) Rating

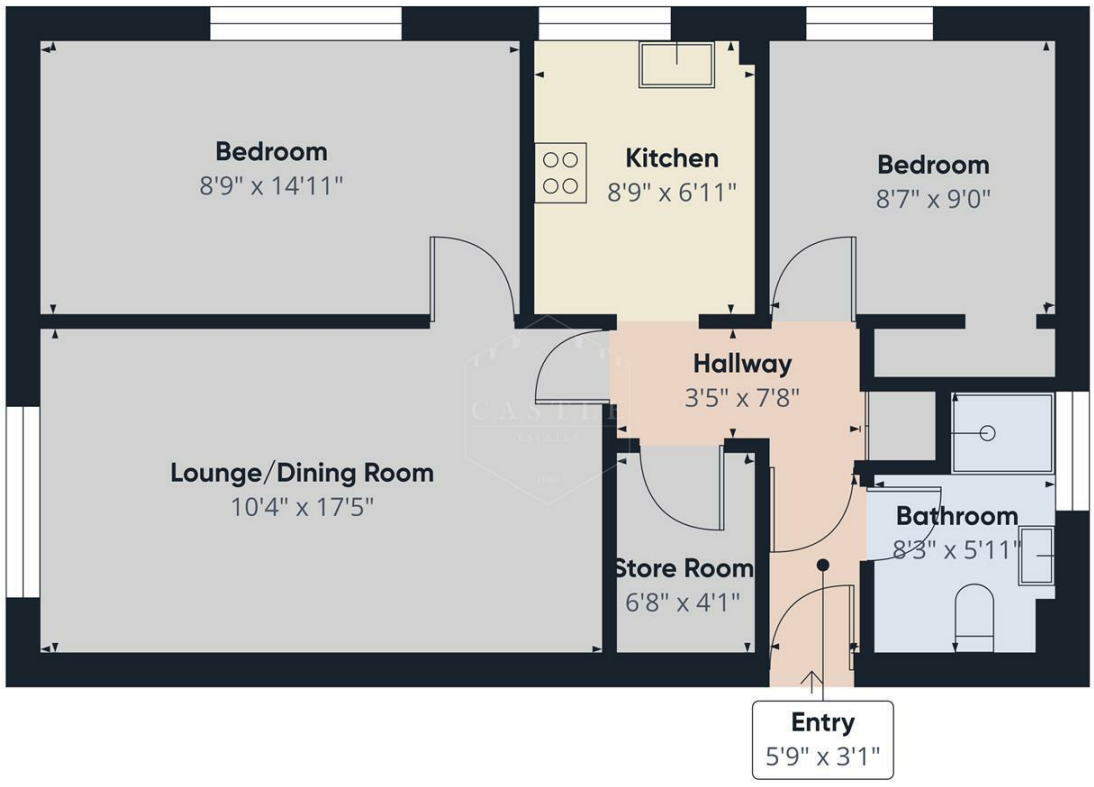
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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Flat 2, B Block, Deveron Court, Deveron Way







Approximate total area(1)

590 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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