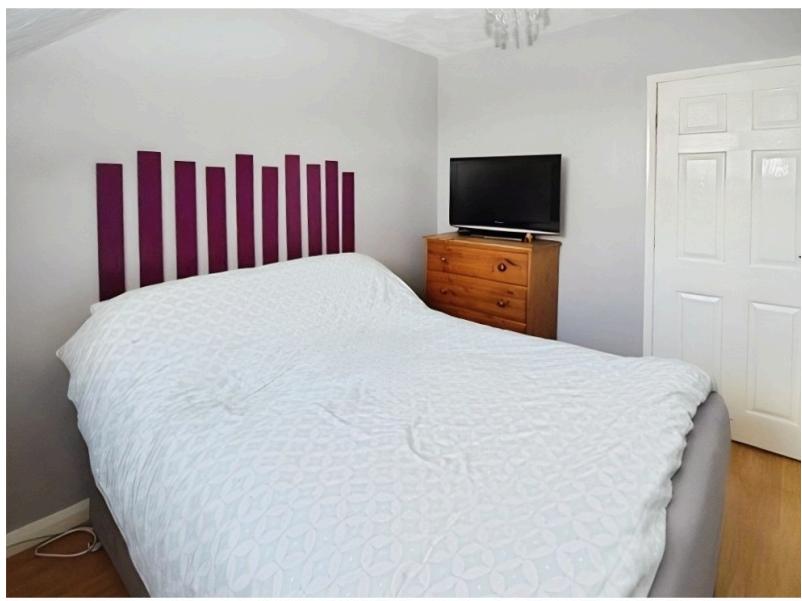


Property Description

Discover the perfect blend of comfort and convenience with this first-floor duplex apartment, ideally situated within walking distance of the town centre and The Crescent, offering easy access to shops and transport. This deceptively spacious property features an inviting entrance hallway, a well-equipped kitchen, a cozy lounge, and a modern shower room, while the upper floor boasts two generously sized bedrooms. This apartment is not only a fantastic home but also an ideal buy-to-let investment opportunity, making it a smart choice for savvy investors.



Kitchen 8' 10" x 7' 7" (2.69m x 2.31m)

With a range of white fitted kitchen consisting inset single drainer sink unit, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units, contrasting roll edge working surface above and decorative tiled splash backs. Further matching range of wall mounted cupboard units and integrated hob, grill and oven beneath. Attractive white panelled interior door to

Shower Room

White suite consisting enclosed shower cubicle with tiled surround and electric wall mounted shower, low level WC, vanity sink unit with cupboard beneath, extractor fan, vinyl flooring and electric panelled heater. Attractive white panelled interior door to

Lounge 12' 9" x 10' 8" (3.88m x 3.25m)

With laminate wood strip flooring, TV aerial point, electric wall mounted heater, door to useful under stairs storage cupboard.

First Floor Landing

With smoke alarm, attractive white panelled interior door to

Bedroom One 10' 11" x 7' 6" (3.32m x 2.28m)

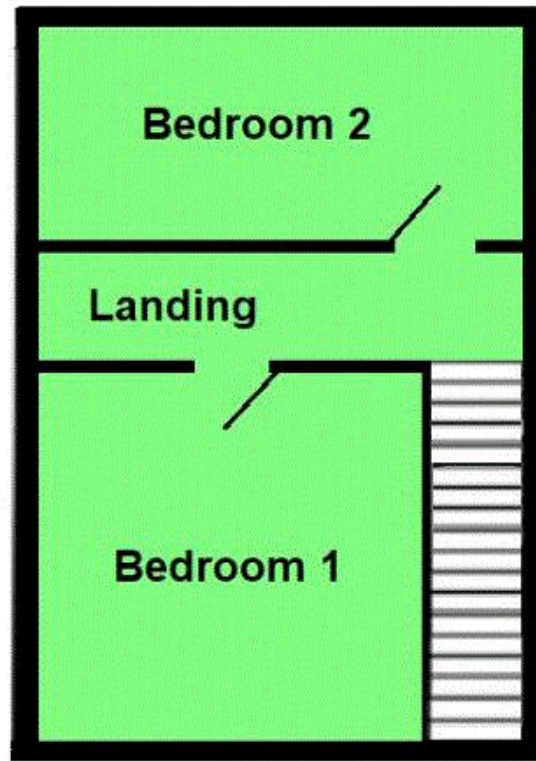
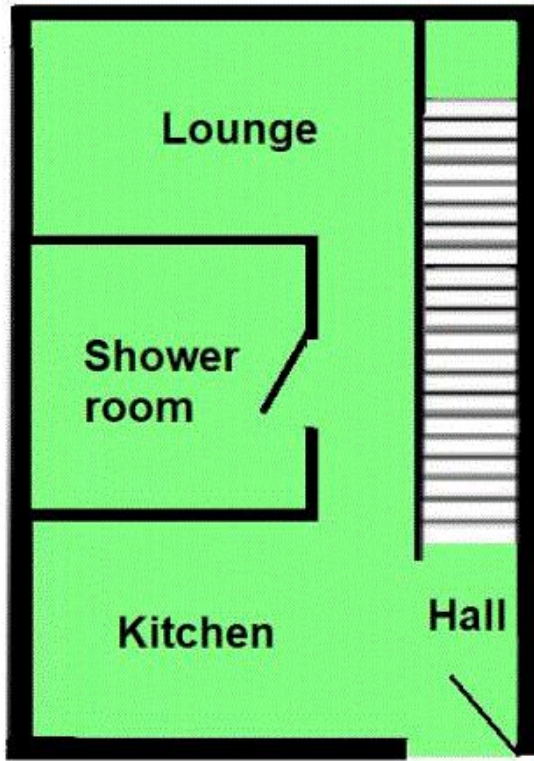
With laminate wood strip flooring, electric panel heater, interior door to..

Bedroom Two 10' 9" x 7' 9" (3.27m x 2.36m)

With laminate wood strip flooring, electric panel heater and a Velux window.

Notes to Purchasers

Lease Start Date? 27/11/1986 Lease End Date? 01/10/2985 Lease Term? 999 Years From 1 October 1986 Lease Term Remaining? 960 years Ground rent £10 per annum



42a Coventry Road HINCKLEY LE10 0JT		Energy rating E
Valid until 16 May 2032	Certificate number 8412-9025-9000-0492-3296	

