



### Property Description

Discover the perfect blend of comfort and convenience with this spacious second-floor flat, ideally located within easy walking distance of Hinckley Town Centre and the train station. Featuring efficient heating and uPVC double glazing, this property ensures a warm and inviting atmosphere year-round. The layout includes an entrance hall, a bright lounge, a functional kitchen, a cozy bedroom, and a well-appointed bathroom, making it an ideal choice for individuals or couples. Additionally, the external parking area adds to the practicality of this home, and with no upward chain, you can move in without delay.



**Entrance Hall**

having light and storage cupboard, doors off.

**Lounge** 4.30m x 3.94m (14' 1" x 12' 11")

having uPVC double glazed window, ceiling light point, dado rail and storage heater.

**Kitchen** 3.22m x 2.00m (10' 7" x 6' 7")

having uPVC double glazed window, ceiling light point, range of matching wall and base units with work surfaces over, inset single bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, built in oven with electric hob over and storage heater.

**Bedroom** 4.13m x 2.61m (13' 7" x 8' 7")

having uPVC double glazed window, ceiling light point, dado rail and storage heater.

**Bathroom** 2.94m x 1.59m (9' 8" x 5' 3")

having uPVC double glazed window, ceiling light point, partially tiled walls, three piece suite comprising low level flush wc, wash hand basin and side panelled bath with shower over.

**Outside**

having communal parking and drying areas.

**Notes to Purchasers**

Lease Term 125 Years Commencing On 16 October 2015 And Exp. On 15 October 2140 Ground Rent £50 Per Annum Service Charge £1389 Per Annum No upward chain

Ground Floor  
456 sq.ft. (42.3 sq.m.) approx.



Total Floor Area : 456 sq.ft. (42.3 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.  
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Flat 8 Parkside Court  
Clarence Road  
HINCKLEY  
LE10 1DR

Energy rating

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Valid until

21 November 2028

Certificate number

2828-0997-7259-1108-3910

