



Connells

Castle Point Wood Street
Hinckley



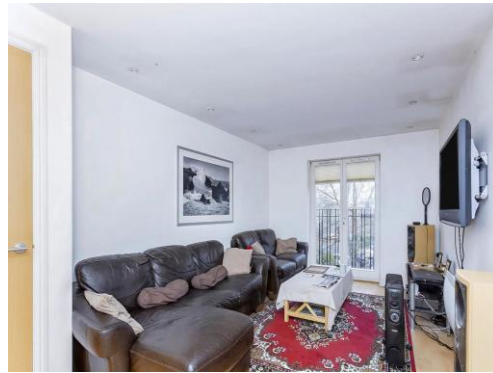
Property Description

This well presented one-bedroom first floor apartment is situated in a popular and convenient not far from the town centre, close to amenities, which includes shops, supermarket, pharmacy and Doctors surgery.

Also having easy access to major road links. This property is ideal for buy to let investors looking to add to their portfolio.

The property briefly comprises entrance hallway, double bedroom, bathroom and open plan lounge/kitchen area.

The property offers private allocated parking with electric gates for security.



Entrance Hallway

Irregular Shaped Room x (x)

Gives access to the accommodation and having a cupboard for storage.

Kitchen / Lounge / Diner

22' 7" max x 9' 10" (6.88m max x 3.00m)



Bedroom

12' 7" max x 9' 5" (3.84m max x 2.87m)



Bathroom

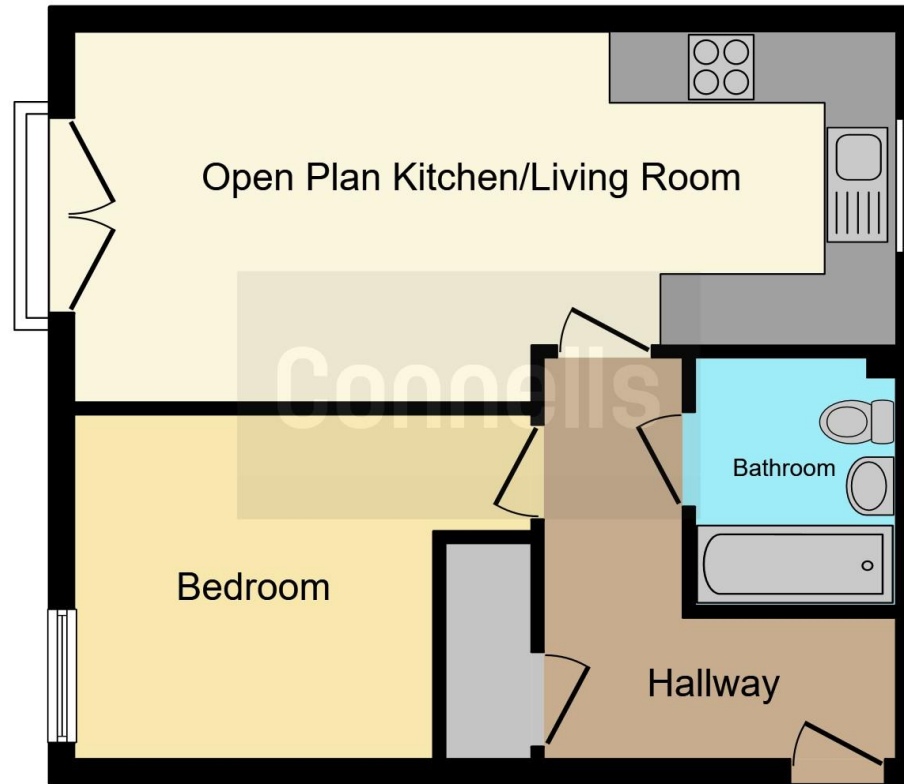
6' 10" x 5' 7" (2.08m x 1.70m)



To The Outside

There is allocated parking with electric gates for security.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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88 Castle Street
HINCKLEY LE10 1DD

EPC Rating: D Council Tax
Band: A

Service Charge: 100.00 Ground Rent:
1040.00

Tenure: Leasehold

view this property online [connells.co.uk/Property/HIN310438](https://www.connells.co.uk/Property/HIN310438)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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