



Property Description

Discover modern living in this beautifully presented first-floor apartment, ideally located in a sought-after development with picturesque views of Ashby Canal. This stylish residence features gas central heating, uPVC double glazing, and a secure video entry system for your peace of mind. The well-designed layout includes an inviting entrance hall, a spacious lounge diner, a functional kitchen, a comfortable bedroom, and a contemporary bathroom. Enjoy the convenience of allocated and visitor parking spaces, along with well-maintained communal areas. With no chain, this apartment is ready for you to move in and make it your own.



Entrance Hall

Having an entrance door from the side, ceiling light point, double panelled radiator, central heating thermostat, telephone point and laminate wood flooring.

Lounge Diner 12' 0" x 17' 0" (3.66m x 5.18m) max

Having a uPVC double glazed window and Juliet balcony to the rear aspect with views overlooking the canal, two ceiling light points, two double panelled radiators and telephone / television points.

Kitchen 12' 0" x 6' 0" (3.66m x 1.83m)

Having a uPVC double glazed window to the side, four spotlights, units to base & eye levels, worktop surfaces, 1 & 1/4 bowl drainer sink, mixer taps, plumbing for washing machine, integrated fridge / freezer, built in electric oven, gas hob with hood over, cupboard housing the wall mounted boiler and lino flooring.

Bedroom 12' 07" x 10' 09" (3.84m x 3.28m)

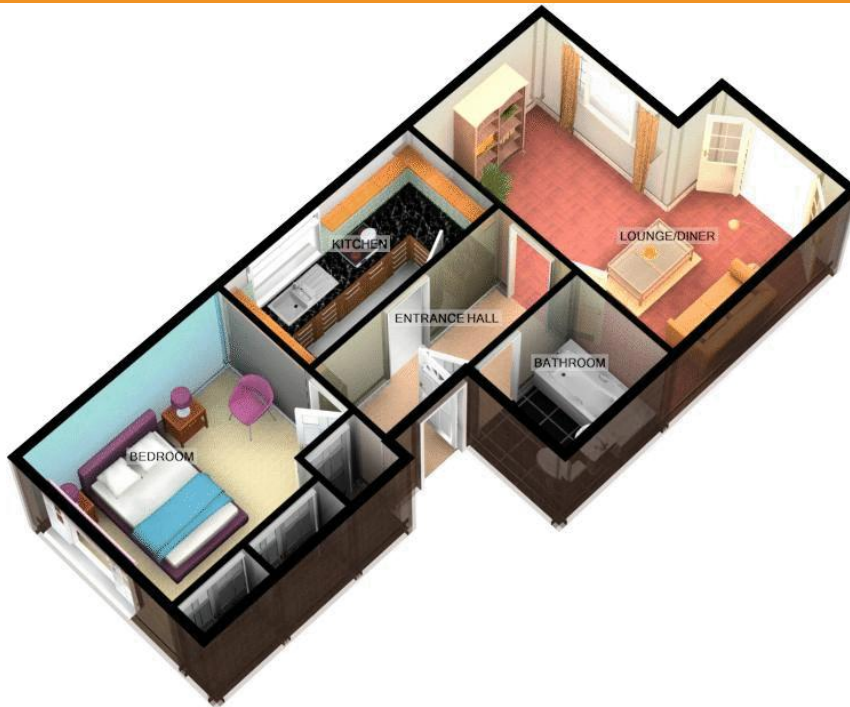
Having a uPVC double glazed window to the front aspect, ceiling light point, double panelled radiator, television point, airing cupboard and two built in double wardrobes.

Bathroom 7' 0" x 6' 0" (2.13m x 1.83m)

Having four spotlights, partly tiled suite comprising of a low level flush wc, wash basin, bath with shower over, single panelled radiator and an extractor fan.

Outside

Having allocated and visitor parking spaces with communal areas including gardens and bin stores.



TOTAL APPROX. FLOOR AREA 498 SQ.FT. (46.3 SQ.M.)

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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