



8 Queens Park Court, Hinckley, LE10 1GZ
£140,000 Leasehold


MARTIN & CO

Queens Park Court, Hinckley

2 Bedrooms, 2 Bathroom

£140,000

- MODERN FIRST FLOOR APARTMENT
- WITHIN THE TOWN CENTRE AND CLOSE TO AMENITIES
- QUIET LOCATION
- OFF ROAD PARKING
- TWO DOUBLE BEDROOMS AND AN ENSUITE
- ELECTRIC HEATING AND DOUBLE

A SPACIOUS TWO BEDROOM APARTMENT IN HINCKLEY TOWN CENTRE.

Comprises an entrance hall, lounge, kitchen with appliances, two bedrooms (with en-suite to main), and a shower room. The property benefits from electric heating, double glazing, and one allocated parking space.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALLWAY 16' 0" x 10' 0" (4.90m x 3.06m) Having a carpeted hallway, with access to all rooms and two storage cupboards (one housing the hot water cylinder)

LOUNGE 9' 10" x 18' 1" (3.0m x 5.53m) A good sized lounge with a double-glazed side window and double doors, with Juliet balcony. Having a carpeted floor and decorated in a neutral colour.

KITCHEN 7' 1" x 12' 1" (2.16m x 3.69m) A separate and modern kitchen with wooden units and granite effect work surfaces. Built in appliances include an electric oven and hob with extractor above, a fridge freezer and washing machine (these may remain subject to sellers' agreement). Sink unit overlooking the car parking area. Painted plastered walls and tiling with tiled floor.

BEDROOM 2 7' 3" x 12' 1" (2.23m x 3.69m) Double bedroom having a carpeted floor, and painted plaster walls. Storage heater and white UPVC double glazed window.

BEDROOM 1 9' 3" x 12' 1" (2.84m x 3.69m) Double bedroom benefitting from having a double-glazed window and built in wardrobes. Carpeted floor and painted plastered walls.

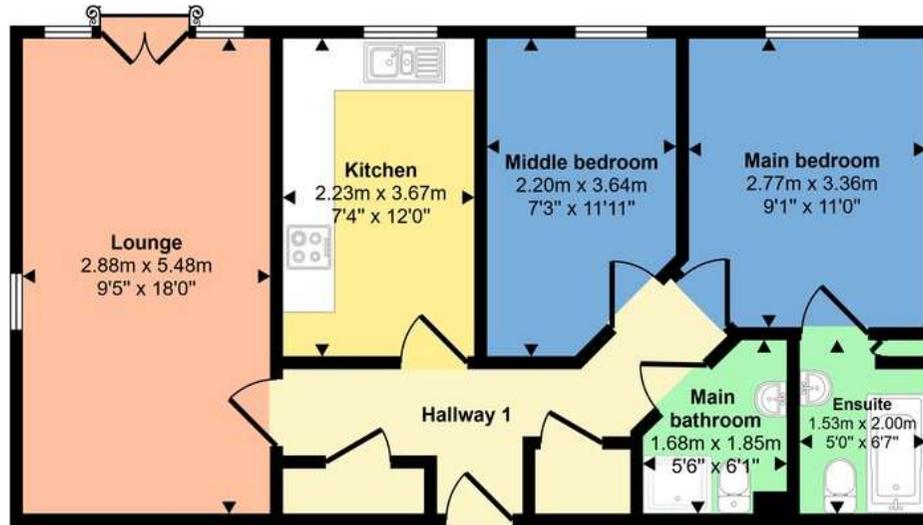
SHOWER ROOM 5' 0" x 6' 9" (1.54m x 2.08m) Modern shower room comprising sink unit, WC and shower cubicle.

BATHROOM 5' 5" x 5' 3" (1.67m x 1.62m) Modern bathroom comprising sink unit, WC, bath and storage cupboards.





Approx Gross Internal Area
58 sq m / 625 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Martin & Co Hinckley

99-109 Castle Street • • Hinckley • LE10 1DA
T: 01455 636349 • E: hinckley@martinco.com

01455 636349

<http://www.martinco.com>


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