



**wards**  
Residential

Flat 4, 27 Upper Bond Street, Hinckley, LE10 1WA  
£145,000

**NO CHAIN. LEASEHOLD** - This ground floor, spacious high ceiling two-bedroom apartment is ideally located in walking distance of Hinckley Town Centre and all local amenities. The property benefits from a generous Kitchen and Living Room, two double Bedrooms and a modern fitted family Bathroom. Additionally, the property includes a designated parking space, a private courtyard and gas central heating. Each property has its own secure storage area also. This apartment is ideal for first time buyers, buy-to-let investors and downsizers.

### **Entrance Hall**

Large entrance hall with laminate flooring providing access to the rest of the property and airing cupboard.

### **Living Room**

**4.26 x 3.99 Meters**

Spacious living area with laminate flooring, UPVC double glazed windows to the side elevation and access to the kitchen.

### **Kitchen**

**3.46 x 2.36 Meters**

Fitted with a cream wall and base units, contrasting laminate work surfaces, stainless steel sink and drainer, extractor fan, single oven, ceramic hob, tiled splash backs, ceiling spotlights, 2 UPVC double glazed windows to the side elevation with laminate flooring.



## Bedroom One

**3.99 x 3.02 Meters**

Large double bedroom, carpeted flooring and 3 UPVC double glazed windows to the side elevation.

## Bedroom Two

**3.36 x 2.75 Meters**

Good sized double bedroom, carpeted flooring and 3 UPVC double glazed windows to the side elevation.





## **Bathroom**

**2.75 x 2.22 Meters**

Fitted with a three-piece white suite including low flush WC, pedestal sink, shower over bath, tiled splash backs full height, and UPVC double glazed windows to the side elevation with tiled flooring.



## **Outside**

Private courtyard garden with sunny aspect.

## **Leasehold Information**

We are advised that the lease was granted for a period of 125 years from January 2015.

The development is managed by the selling agent, Ward Surveyors Ltd.

The service charge is £1250 per annum and the ground rent is £150 per annum.

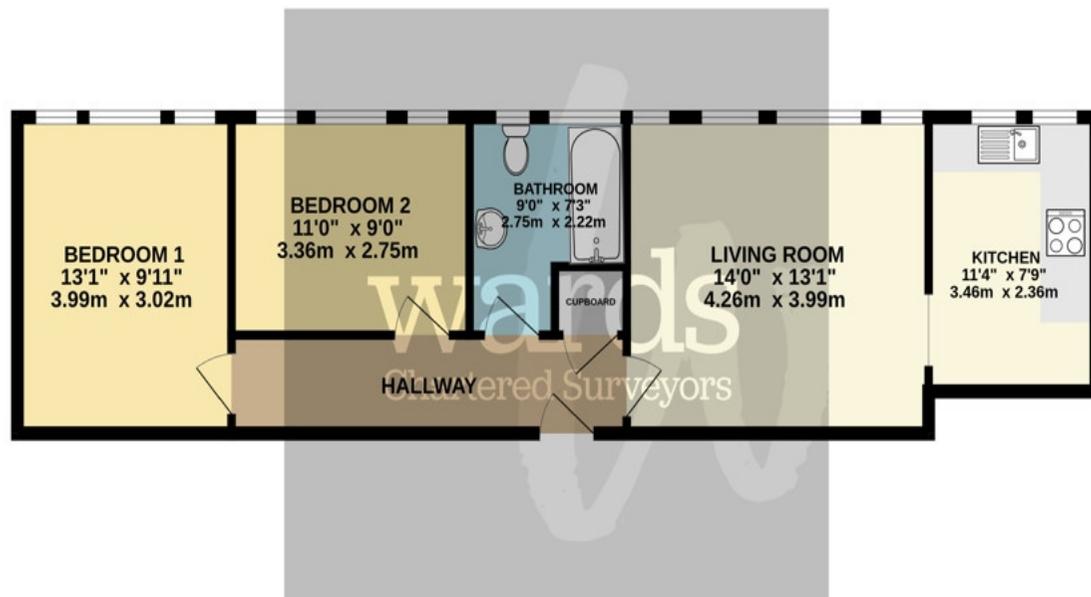
**EPC Rating - E (54)**

**Council Tax Band - B**

**Call 01455 251771 to make an appointment to view this property**



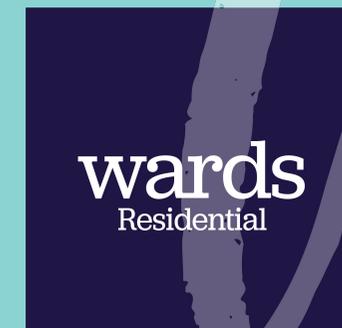
GROUND FLOOR  
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA: 641 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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20 Station Road  
Hinckley Leicestershire LE10 1AW

01455 251771  
info@wardsonline.co.uk

[wardsonline.co.uk](http://wardsonline.co.uk)



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