



4 WATERSIDE COURT LONG MEADOW DRIVE HINCKLEY, LE10 0FT

£134,950
LEASEHOLD

Well presented modern one bedroom first floor apartment in this sought after location, overlooking the Ashby Canal, close to Hinckley town, local amenities and transport links. With secure communal entrance, the flat comprises entrance hall, spacious lounge with canal view, fitted kitchen, spacious bedroom and fitted bathroom. Externally are attractive gardens and allocated parking. Available with no onward chain, early viewing advised



4 WATERSIDE COURT LONG

• Well presented one bedroom apartment • Private first floor apartment • Over looking canal • Spacious lounge • Fitted kitchen • Allocated parking • Available now • No pets or smokers • EPC rating C, Council tax band A, • No onward chain, viewing advised



Communal

Secure entrance with stairs to all floors

Entrance

With access to;

Lounge

17'4" x 12'6"

With double glazed window & French doors with views over the canal, television and telephone points

Kitchen

11'11" x 6'0"

Fitted with a range of eye and base level units, integral hob and oven, plumbing for washing machine and space for fridge freezer.

Bedroom

12'7" x 10'10"

Double glazed window, built in wardrobes

Bathroom

Fitted suite with low level WC, wash basin and bath with shower over.

Externally


0'0"

The flat benefits from allocated parking and attractive communal grounds.

4 WATERSIDE COURT LONG





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		80	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

EPC Rating: C Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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