



wards
Residential

8 St. Johns, Hinckley, LE10 1NX
£120,000

Leasehold

NO CHAIN. LEASEHOLD - APPROXIMATELY 967 YEARS UNEXPIRED. This well presented one-bedroom ground floor apartment is situated in the popular area of Hinckley. This flat is ideal for first time buyers, downsizers and buy to let investors. The location has easy access to major road links such as the M69 and A5. The property comprises an entrance hallway, lounge, bathroom, kitchen, double bedroom and an allocated parking space.

Living Room

4.77 x 3.04 Meters

With UPVC double glazed window to the rear elevation. Feature fireplace and newly carpeted flooring.



Kitchen

3.43 x 1.97 Meters

Fitted with white wall and base units, sink with drainer, oven, four ring electric hob and extractor fan. Plumbing for washing machine, tiled flooring and splash backs, storage cupboard and UPVC double glazed window to the rear elevation.



Bedroom

3.5 x 2.86 Meters

With UPVC double glazed window to the front elevation. Fitted wardrobes and side tables with newly carpeted flooring.



Bathroom

2.03 x 1.97 Meters

Fitted with a three piece white suite including low flush wc, pedestal sink, shower over bath, tiled splash backs and extractor fan.

Outside

One allocated parking space

Leasehold Information

We are advised that the property is held leasehold for a period of 999 years from 25th September 1993.

Maintenance charges are as below:

Annual ground rent - £50

Annual service charge - £1150

EPC Rating - C (73)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 388 sq.ft. (36.0 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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