



Coventry Road, Hinckley, LE10 0NQ

**SHELDON
BOSLEY
KNIGHT**

LAND AND
PROPERTY
PROFESSIONALS

Property Description

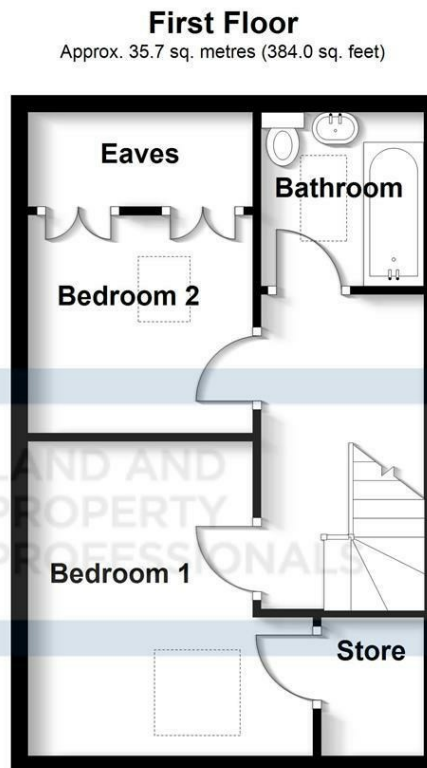
*** DUPLEX FLAT CLOSE TO MARINA / CANAL NETWORK *** Here is a modern split level / duplex flat situated just off the main Coventry Road, Hinckley in a purpose built block, built around 8 years ago on a private drive with 117 years remaining on the lease and no service charge.

The property offers deceptively spacious accommodation with modern electric heating system, upvc double glazing, twin parking spaces and is currently let with a rental of £890 pcm so would make an excellent investment for the rental investor or first time / downsizer (tenant will vacate) looking for that tucked away location close to the canal network, marina and local amenities.

Briefly comprising: ground floor communal hall, first floor landing, hallway, guests cloakroom, open plan lounge / kitchen with modern units, second floor landing, two double bedrooms and bathroom. Twin parking spaces. EPC RATING C.







Total area: approx. 78.7 sq. metres (846.9 sq. feet)

All efforts have been made to ensure the measurements are accurate on this floor plan, however these are for guidance purposes only.
Plan produced using PlanUp.

Key Features

- Larger style duplex flat
- Tucked away location close to marina
- Excellent road links and nearby amenities
- Electric heating & Upvc Dbl Glazing
- Open plan lounge / kitchen & WC
- Two bedrooms, bathroom & twin parking
- Ground rent £100 / No service charge
- EPC RATING C

£145,000

EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Hinckley & Bosworth

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee