



5 Argents Mead, Hinckley, LE10 1FH  
£215,000



## Leasehold

Exclusively for Individuals Aged 60 and over. A beautifully maintained one-bedroom apartment located on the first floor, set within a sought-after and accessible area. The property benefits from a shared entrance with stairs and lift access to all levels. Inside, there is a private hallway with a utility storage area, a comfortable lounge, a modern fitted kitchen, a double bedroom, and a stylish shower room. Outside features include attractive communal gardens and an allocated parking space.

## Kitchen

### 2.41 x 2.16 Meters

Fitted with white wall and base units, grey laminate work surfaces, induction hob, BOSCH oven, built in fridge/freezer, extractor fan, tiled flooring and UPVC double glazed window to the rear elevation.



## Lounge

### 5.75 x 3.1 Meters

With UPVC French doors to the rear elevation.



## Airing Cupboard

With plumbing for washing machine.

## Bedroom

### 3.85 x 3.7 Meters

With a walk in dressing room and UPVC double glazed window to the rear elevation.

## **Leasehold Information**

The lease details are as follows:

Lease length: 989 years

Ground rent: £425.00 per annum

Service charge: £3,182.15 per annum

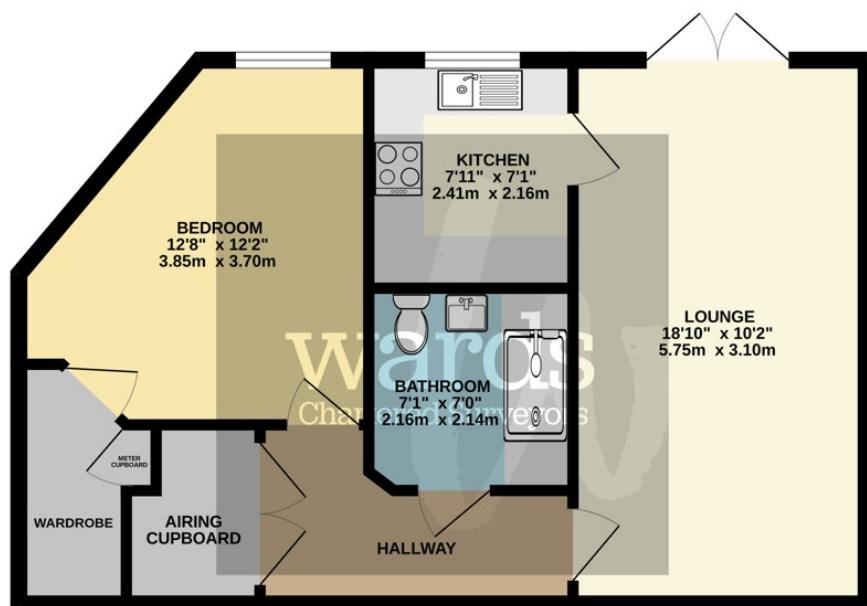
**EPC Rating - B (84)**

**Council Tax Band - A**

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



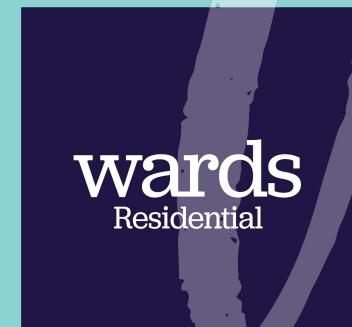
GROUND FLOOR  
531 sq.ft. (49.4 sq.m.) approx.



TOTAL FLOOR AREA: 531 sq.ft. (49.4 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 and fixtures and fittings shown have not been tested and no guarantee is given as to their operability or efficiency can be given.  
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