

# CASTLE ESTATES

1982

**A SPACIOUS TWO BEDROOMED GROUND FLOOR APARTMENT SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



## **1 BOSWORTH HOUSE PRIORY WALK HINCKLEY LE10 1JT**

**Offers In The Region Of £150,000**

- Communal Hall Leading To Private Hall
- Well Fitted Kitchen
- Further Bedroom
- Designated Parking Space and Further Communal Parking & Gardens
- NO CHAIN
- Spacious Lounge
- Master Bedroom With Ensuite
- Family Bathroom
- Popular & Convenient Town Centre Location
- VIEWING ESSENTIAL



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**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** This well appointed ground floor apartment enjoys pleasant communal hall leading to a private inner hall, spacious lounge, well fitted kitchen, master bedroom with ensuite, further good sized bedroom and a family bathroom. Outside there are communal gardens and secure designated parking.

Hinckley town centre is within easy walking distance with its range of shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield excellent.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B (Leasehold).

The property is leasehold with 101 years remaining. Service charge £838.50 (six monthly), ground rent approximately £140 (six monthly) - TBC

### **COMMUNAL ENTRANCE HALL**

leading to Private Inner Hall.

### **PRIVATE INNER HALL**

11'8" x 3'5" (3.56m x 1.06m )

having secure intercom entry system, built in storage cupboard, electric wall mounted heater and coved ceiling.

### **MASTER BEDROOM**

12'5" x 9'2" (3.79m x 2.80m )

having built in double wardrobe, wall mounted electric heater, coved ceiling and upvc double glazed window to front.

### **SHOWER ROOM**

5'2" x 5'0" (1.59m x 1.54m )

having single shower cubicle, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, wall heater, extractor fan and shaver point.

### **BEDROOM TWO**

10'8" x 6'8" (3.26m x 2.04m )

having wall mounted electric heater, coved ceiling and upvc double glazed window to front.

### **LOUNGE**

16'4" x 11'6" (4.98m x 3.51m )

having feature fireplace with electric fire, coved ceiling, storage heater, tv aerial point and upvc double glazed French doors opening onto communal front garden.

### **KITCHEN**

10'9" x 7'1" (3.30m x 2.16m )

having an attractive range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink, ceramic tiled splashbacks, built in electric oven, hob and extractor hood over, built in fridge freezer, wall mounted electric heater, wood effect flooring and upvc double glazed window.

### **BATHROOM**

11'4" x 6'9" (3.46m x 2.07m )

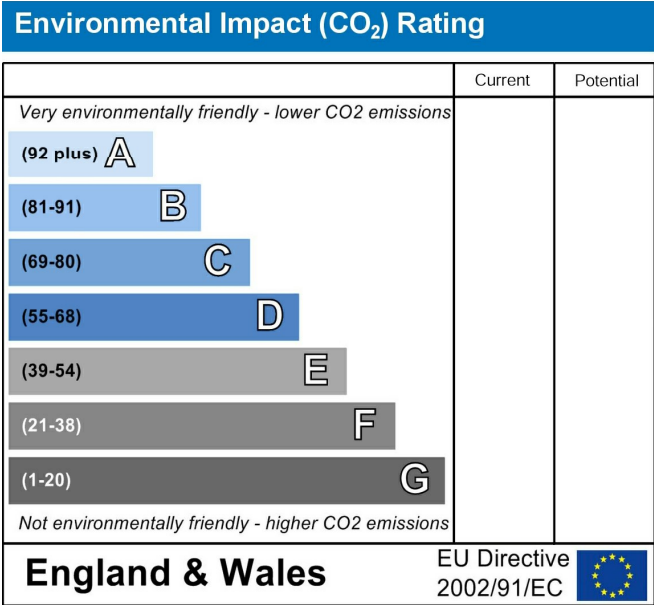
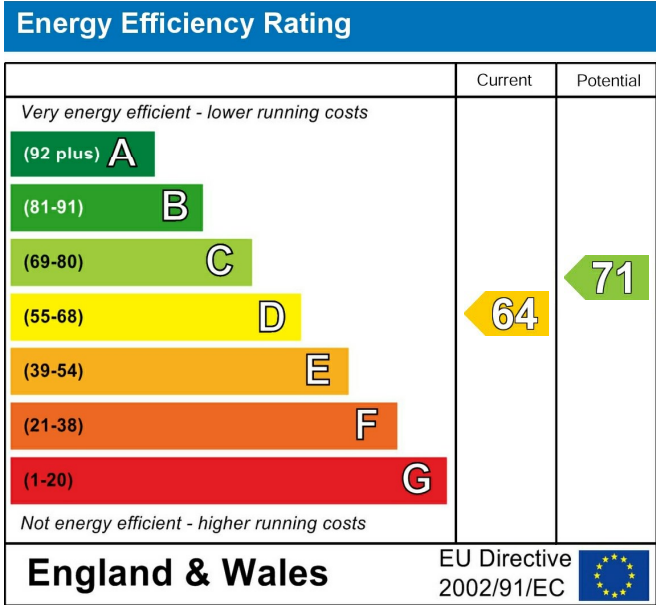
having panelled bath, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks and shaver point.

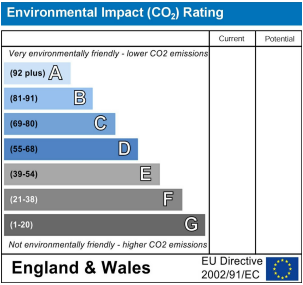
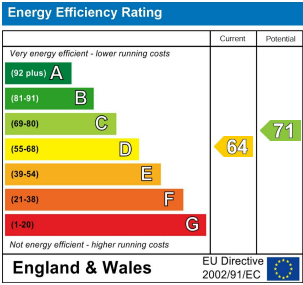
### **OUTSIDE**

The property benefits from a covered parking space and there is also further secure communal parking and gardens.

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## **PLEASE NOTE**

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## **FIXTURES AND FITTINGS**

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## **OFFER PROCEDURE**

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## **ADDITIONAL NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## **BUSINESS HOURS**

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

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