



Apartment 3, Horsefair Mews, Hinckley, LE10 0AE
£135,000



Leasehold. No upward chain! This first floor 2-bedroom flat is conveniently located in Hinckley Town Centre, close to local amenities and transport links including an outside parking space to the rear. The property features a spacious lounge with plenty of natural light, a modern kitchen, and two good-sized bedrooms. It benefits from energy-efficient storage heaters for lower heating costs. Ideal for first-time buyers, downsizers, or investors.

Kitchen

3.26 x 2.14 Metres

Fitted with a range of wood effect base and wall units with granite effect work surfaces over and tiled flooring. Stainless steel sink and drainer with integrated appliances comprising a single oven with electric hob and extractor fan over and slimline dishwasher. Plumbing for a washing machine and ceiling spotlights.

Lounge

3.44 x 5.2 Metres

Wooden sash windows to the front.

Bedroom 1

3.26 x 3.42 Metres

UPVC double glazed window to the side.

Bedroom 2

3.44 x 2.14 Metres

Wooden sash windows to the front.

Bathroom

2.43 x 1.9 Metres

Four-piece white suite with pedestal wash hand basin, tiled splash backs to the bath and shower, glass shower screen, extractor fan and ceiling spotlight.s

Outside

Nominated car parking space in the communal car park



Leasehold Information

125 years from 1 February 2005 (Approximately 105 years unexpired). The development is managed by the selling agent (Ward Surveyors Ltd).

Maintenance charges are as below:

Ground Rent - £100 per annum

Service Charge - £1,292 per annum (£323 per quarter)

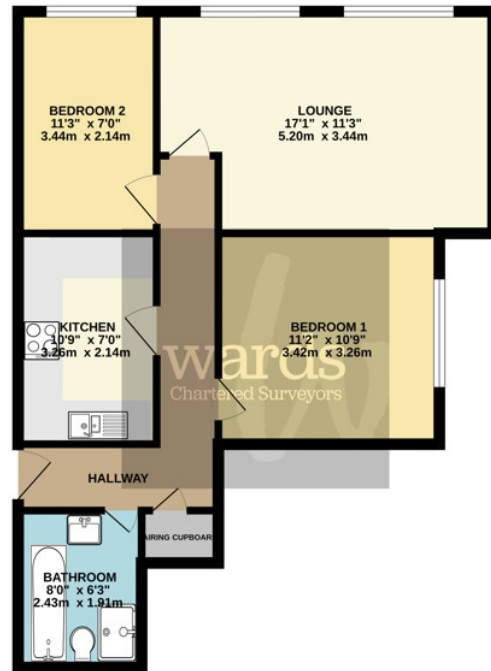
EPC rating - D

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 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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20 Station Road
Hinckley Leicestershire LE10 1AW

01455 251771
info@wardsonline.co.uk

wardsonline.co.uk



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