

CASTLE ESTATES

1982

A ONE BEDROOMED GROUND FLOOR APARTMENT SITUATED IN HINCKLEY TOWN CENTRE LOCATION



**11 KING STREET
HINCKLEY LE10 1QT**

£725 PCM

- Entrance Hall
- Inner Hall
- Bathroom
- Lounge
- Good Sized Bedroom
- Kitchen



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COUNCIL TAX BAND

Hinckley and Bosworth Borough Council - Band A

ENTRANCE HALL

7'11 x 4'7 (2.41m x 1.40m)

having upvc double glazed front door, built in storage cupboard and wood effect flooring.



LOUNGE

20 x 9'10 (6.10m x 3.00m)

having wood effect flooring, wall mounted electric heater and upvc double glazed window to side.



INNER HALL

leading to

BEDROOM

12'10 x 7'9 (3.91m x 2.36m)

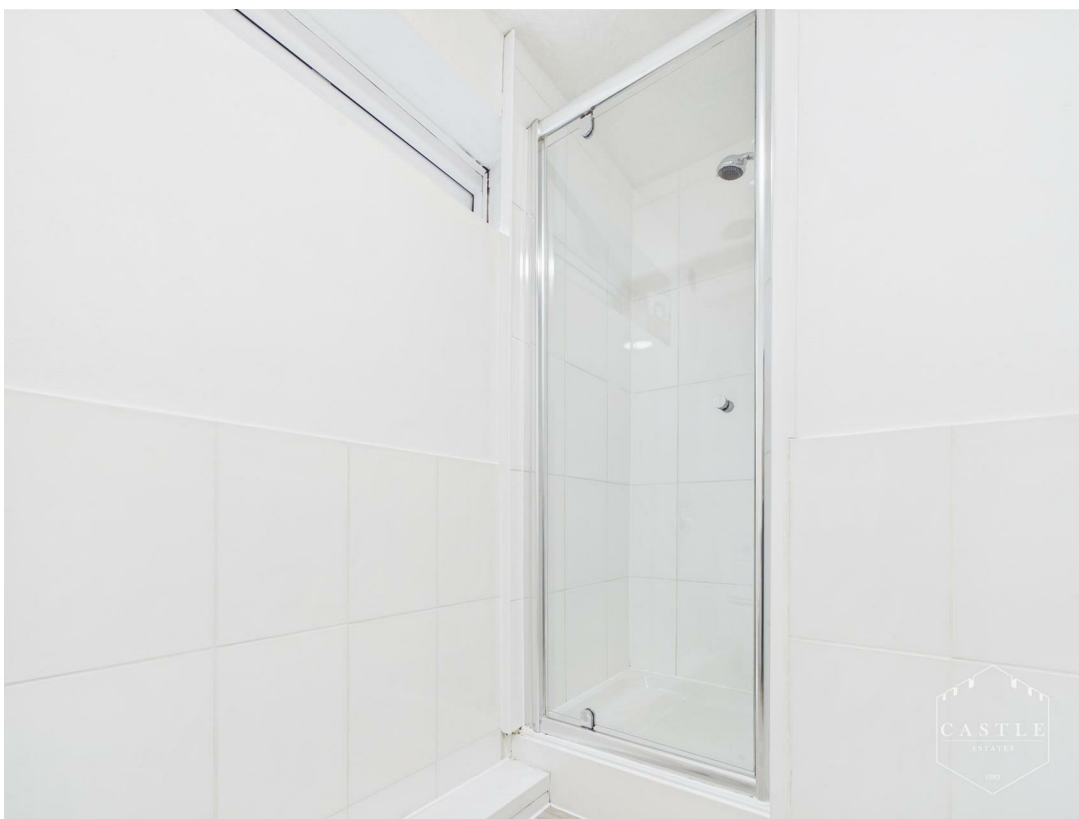
having wall mounted electric heater and upvc double glazed window to side.



BATHROOM

9'6 x 4'5 (2.90m x 1.35m)

having integrated low level w.c. and wash hand basin with vanity cabinets, separate shower cubicle, ceramic tiled splashbacks, wood effect flooring and upvc double glazed window to rear.



KITCHEN

11'4 x 7'5 (3.45m x 2.26m)

having range of base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine, upvc double glazed window and door to outside.




OUTSIDE


On street parking only

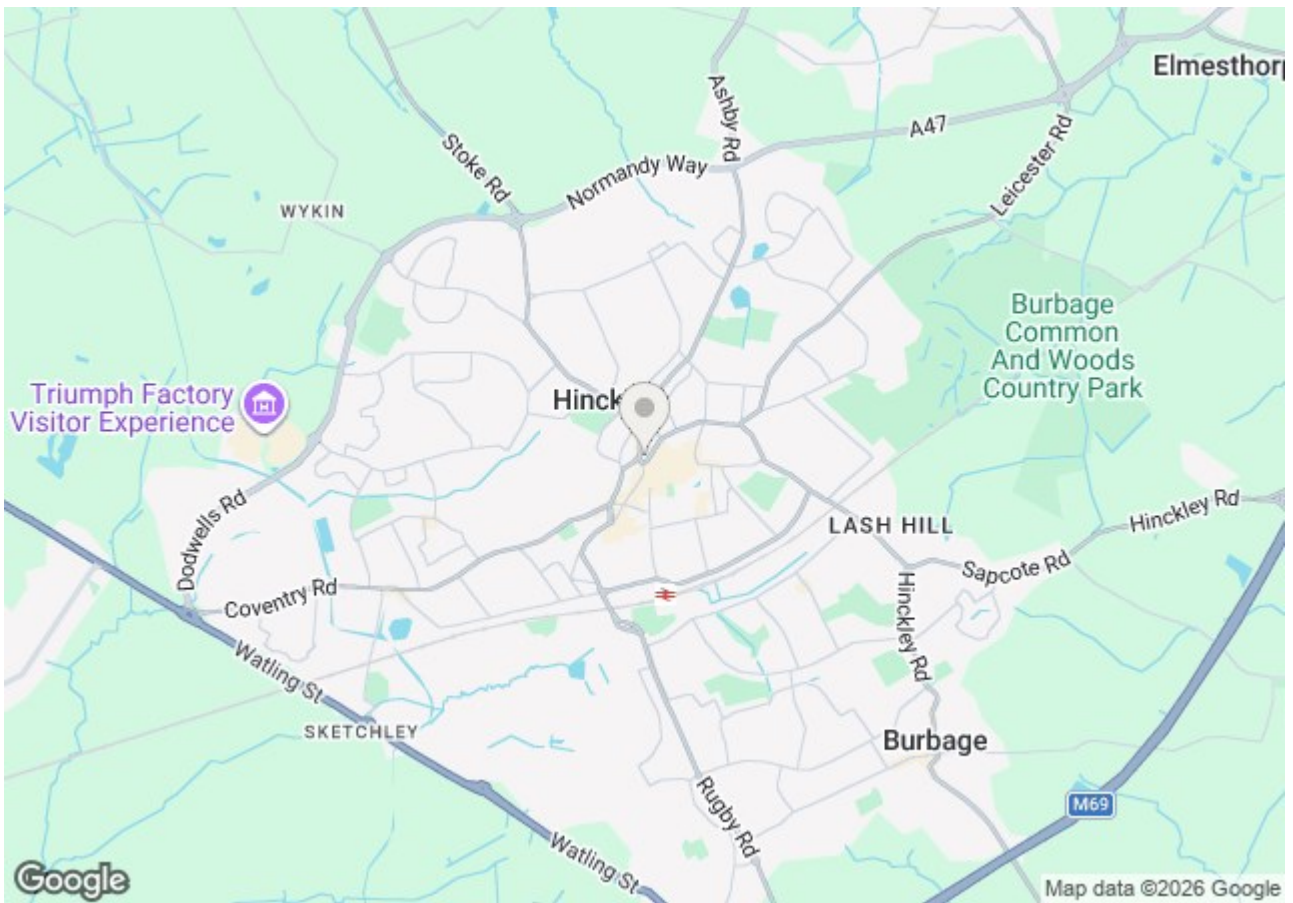


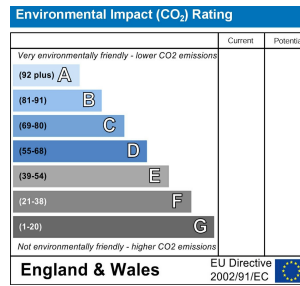
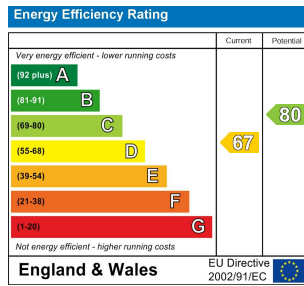
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





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
