

# CASTLE ESTATES

1982

**A SPACIOUS ONE BEDROOMED APARTMENT SITUATED IN A POPULAR AND CONVENIENT LOCATION**



## **FLAT 11, 1-5 NEW STREET EARL SHILTON LE9 7FS**

**Offers In The Region Of £130,000**

- Communal Hall
- Lounge
- Bathroom
- Bedroom
- VIEWING ESSENTIAL
- Private Entrance Hall
- Kitchen
- Mezzanine
- Popular & Convenient Location
- NO CHAIN



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www.castles-online.co.uk



**\*\* NO CHAIN - VIEWING ESSENTIAL \*\*** A spacious second floor one bedroom apartment with allocated parking enjoying private hall to open plan kitchen/living area with feature staircase to mezzanine, good sized bedroom and bathroom.

**COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band A (Leasehold)

**COMMUNAL HALL, STAIRS AND LANDING**

Leading to

**PRIVATE INNER HALL**

7'4 x 3'3 (2.24m x 0.99m )

having wooden front door, secure entry system and wood flooring.



**KITCHEN AREA**

8'10 x 6'6 (2.69m x 1.98m )

having range of gloss fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine,



**LIVING AREA**

17'6 x 10'4 (5.33m x 3.15m)

having pine stripped wood flooring, electric storage heater, two single glazed windows, vaulted ceiling with beams, exposed brick wall and metal stairs to mezzanine.





**BEDROOM**

11'10 x 9'7 (3.61m x 2.92m )  
having exposed brick feature wall, electric heater, single glazed window and pine stripped wood flooring.





**BATHROOM**

7'3 x 5'11 (2.21m x 1.80m )

having white suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over and glass screen, ceramic tiled splashback and flooring, single glazed metal framed window, electric wall heater and extractor fan.

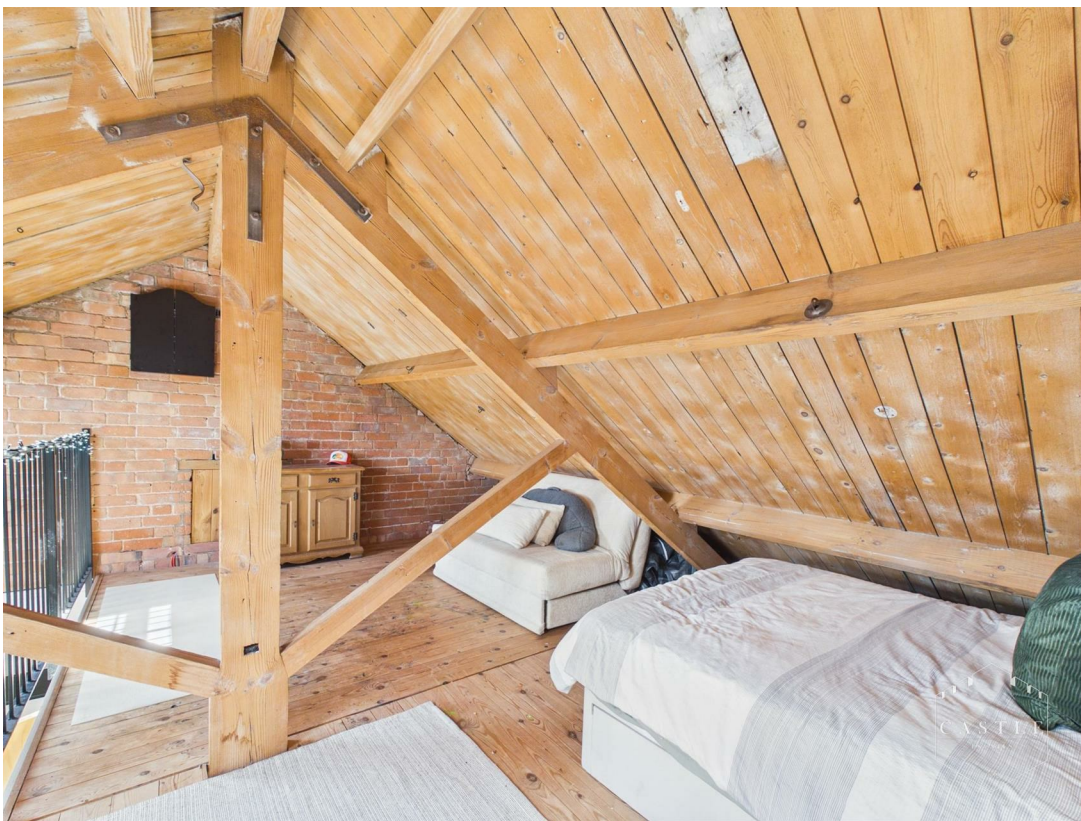




**MEZZANINE FLOOR**

having wrought iron railings overlooking the lounge, pine stripped wood flooring. vaulted ceiling and two vellux roof lights.






**OUTSIDE**


Designated parking space for car.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	82
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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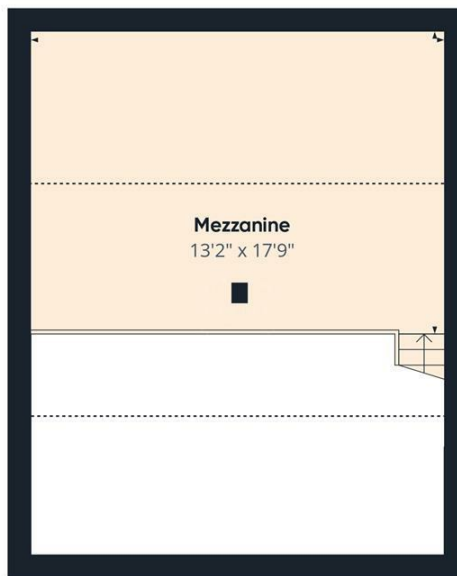


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
677 ft<sup>2</sup>  
Reduced headroom  
117 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
----- Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



## **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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