



FOR SALE

2 Bed Flat in Hinckley Road, Leicester LE3 0TR

£130,000



PROPERTY FEATURES

- First Floor Flat
- Neutrally Decorated Throughout
- Open Plan Living/Dining Room
- Kitchen & Pantry
- Two Double Bedrooms
- Bathroom
- Communal Outside Space
- Allocated Parking
- Close To Amenities & Transport Links
- NO CHAIN!



FULL DESCRIPTION

SUMMARY

NO CHAIN A neutrally decorated and conveniently situated two bedroom, first floor flat located in Regency Court. This great sized flat offers well-proportioned rooms, two double bedrooms and allocated off road parking. The accommodation briefly comprises: Communal entrance, private entrance hall, an open plan living/dining room, kitchen, pantry/cupboard, two bedrooms and bathroom. Outside there are well kept communal areas and allocated parking for one vehicle. This is an ideal FTB or Investment!



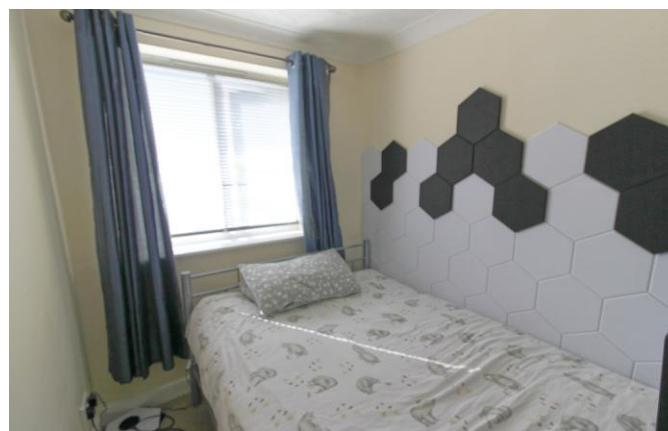
COMMUNAL ENTRANCE HALL

Accessed via secure entry. Stairs to: All floors. Lift to all floors.



ENTRANCE HALL

9' 6" x 3' 2" (2.9m x 0.97m) Accessed via the communal lobby area through wooden front door. Doors off to: Lounge, bedrooms and bathroom. Intercom entry system.



LIVING/DINING ROOM

18' 11" x 9' 6" (5.77m x 2.9m) UPVC double glazed window to front aspect. Door to: Kitchen. Wall lighting. TV and telephone point. Modern electric storage heater.

KITCHEN

11' 4" x 6' 1" (3.45m x 1.85m) Having a selection of fitted base and wall units with a laminate worktop over with a 1 1/2 bowl sink with drainer. There is a single electric fan assisted oven, electric hob, extractor, space and plumbing for a freestanding washing machine with a further space for a freestanding fridge/freezer. Wall mounted electric heater. Door to: Pantry cupboard housing hot water cylinder and shelving.



BEDROOM ONE

11' 8" x 9' 5" (3.56m x 2.87m) UPVC double glazed window to rear aspect. Modern electric storage heater.

BEDROOM TWO

11' 8" x 6' 3" (3.56m x 1.91m) UPVC double glazed window to rear aspect. Wall mounted electric heater.

BATHROOM

6' 9" x 6' 1" (2.06m x 1.85m) Comprising: Bath with electric power shower over, low level WC and wash hand basin. Extractor. Wall mounted electric heater. Vinyl flooring.

OUTSIDE

The property benefits from one allocated parking space with further visitor spaces available. There are also communal lawns, well-tended planting areas and bin stores.

LEASEHOLD DETAILS

The property is subject to a 999 year lease with 971 years remaining. The service charge is £1,140 per annum and is inclusive of the ground rent.



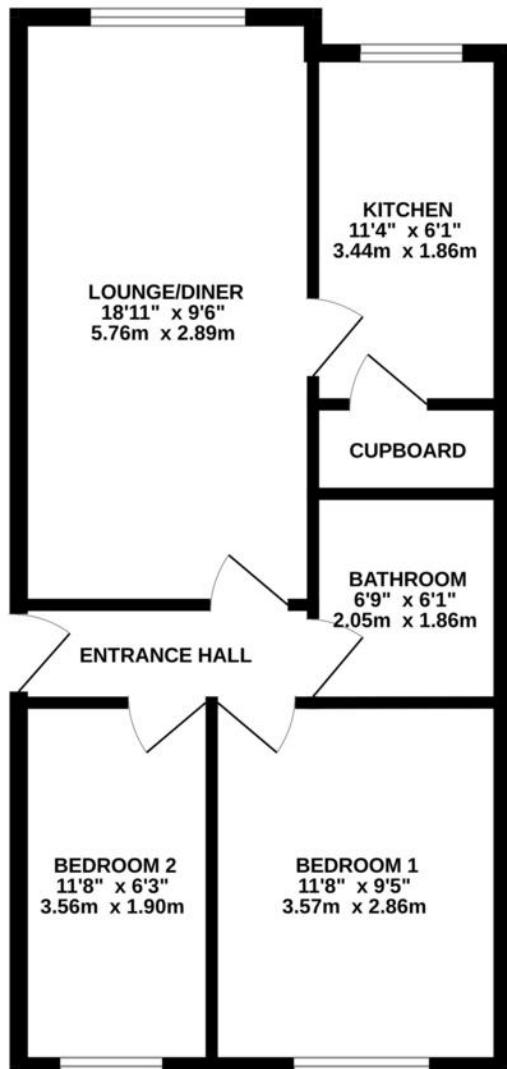
Energy Efficiency Rating

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

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FIRST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

