

# CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED AND EXTREMELY SPACIOUS TWO/THREE BEDROOMED APARTMENT STANDING IN SUPERB COMMUNAL GARDENS WITH COUNTRYSIDE VIEWS SITUATED IN A SOUGHT AFTER VILLAGE LOCATION**



## **12 THE COURTYARD HIGHAM LANE STOKE GOLDING CV13 6EX**

**£1,450 PCM**

- Private Entrance Hall & Staircase
- Well Fitted Contemporary Dining Kitchen
- Family Bathroom
- Bedroom Two With Ensuite & Mezzanine Area
- Communal Well Tended Gardens With Countryside Views
- Spacious & Attractive Open Plan Living Room
- Inner Hall & Useful Boiler Room
- Master Bedroom With Dressing Area
- Two Allocated Parking Spaces & Communal Parking
- Sought After Village Location



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www.castles-online.co.uk



A rare opportunity to rent a beautifully presented and spacious, sympathetically converted 1930's sock factory situated in a most sought after residential location, standing in superb communal gardens with open countryside views. Viewing is essential to fully appreciate its wealth of characterful and charming features.

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

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

### **PRIVATE ENTRANCE HALL**

having solid front door, terracotta tiled flooring, built in double storage cupboard housing the electric meter and fuse board. Staircase leading to Open Plan Living Room.



**OPEN PLAN LOUNGE/DINING ROOM**

23'2" x 22'7" (7.07m x 6.90m )

having large feature Georgian style double glazed windows with French shutters as fitted and French doors opening onto a Juliette Balcony, three double central heating radiators, feature trusses roof and strip pine flooring. Pine balustraded staircase to mezzanine and square archway to Dining Kitchen.







## KITCHEN

15'2" x 12'4" (4.63m x 3.76m )

having brand new and bespoke (Wren) shaker style kitchen in modern mushroom including base units, drawers and wall cupboards with under lighting, matching surfaces and white ceramic tiled splashbacks, inset Belfast style with mixer tap, built in electric stainless steel oven and grill, gas hob with cooker hood over, integrated dishwasher, integrated fridge and freezer, spot lighting and extractor fan.



**FAMILY BATHROOM**

9'2" x 7'1" (2.80m x 2.16m )

having white suite including bath with fully tiled shower area and screen, pedestal wash hand basin, low level w.c., chrome ladder style heated towel rail, pine panelled floor and walling.



**BEDROOM ONE**

23'9" x 9'10" (7.25m x 3m )

having three double glazed Georgian style windows with French shutters, feature circular window and two central heating radiators. 'Optional' wardrobes divide room into dressing area.





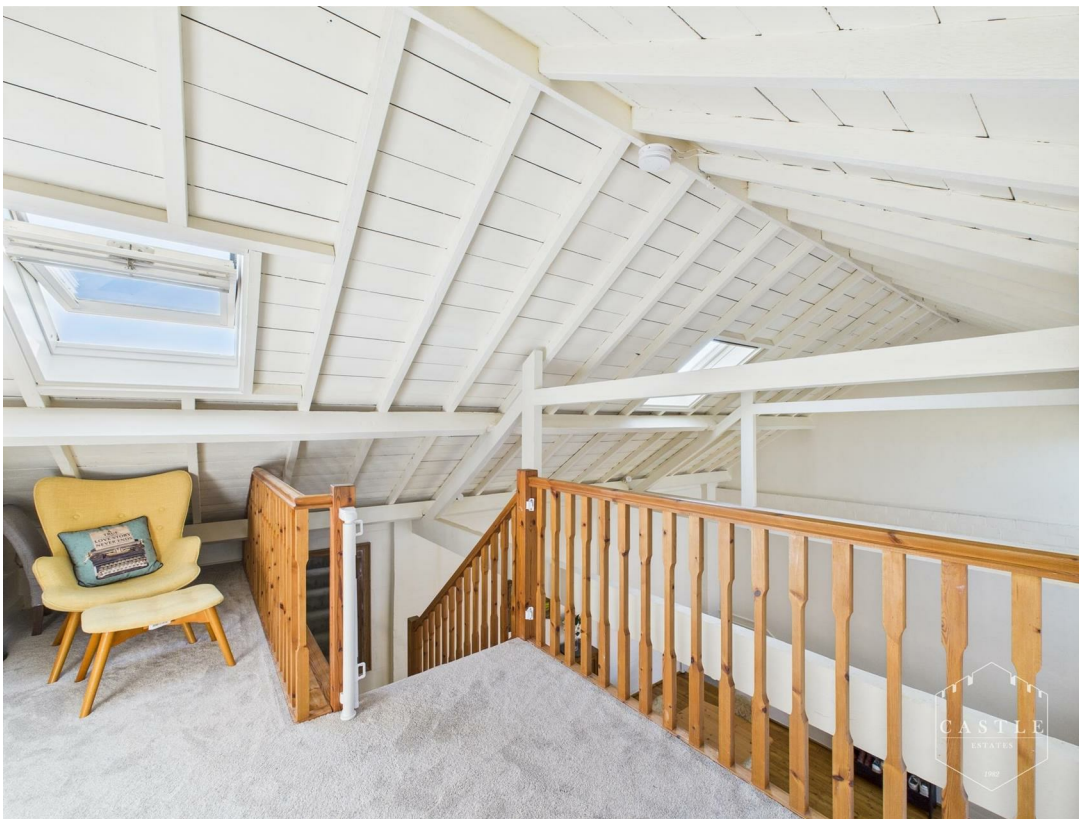
**BEDROOM ONE - DRESSING AREA**



**MEZZANINE SEATING AREA**

21'11" x 8'5" (6.69m x 2.58m )

having feature trusses and large eaves storage (5.5m x 1.7m).



**GALLERIED BEDROOM TWO**

16'1" x 9'1" (4.91m x 2.78m )





**ENSUITE SHOWER ROOM**

8'6" x 8'7" (2.61m x 2.63m )

having white suite including shower cubicle, pedestal wash hand basin, low level w.c., feature circular window, chrome ladder style heated towel rail, pine flooring and walling.



**OUTSIDE**


There are lawned communal gardens to the rear overlooking open countryside. A feature courtyard with beautiful mature flowers and shrubs. Two allocated parking spaces and communal parking.






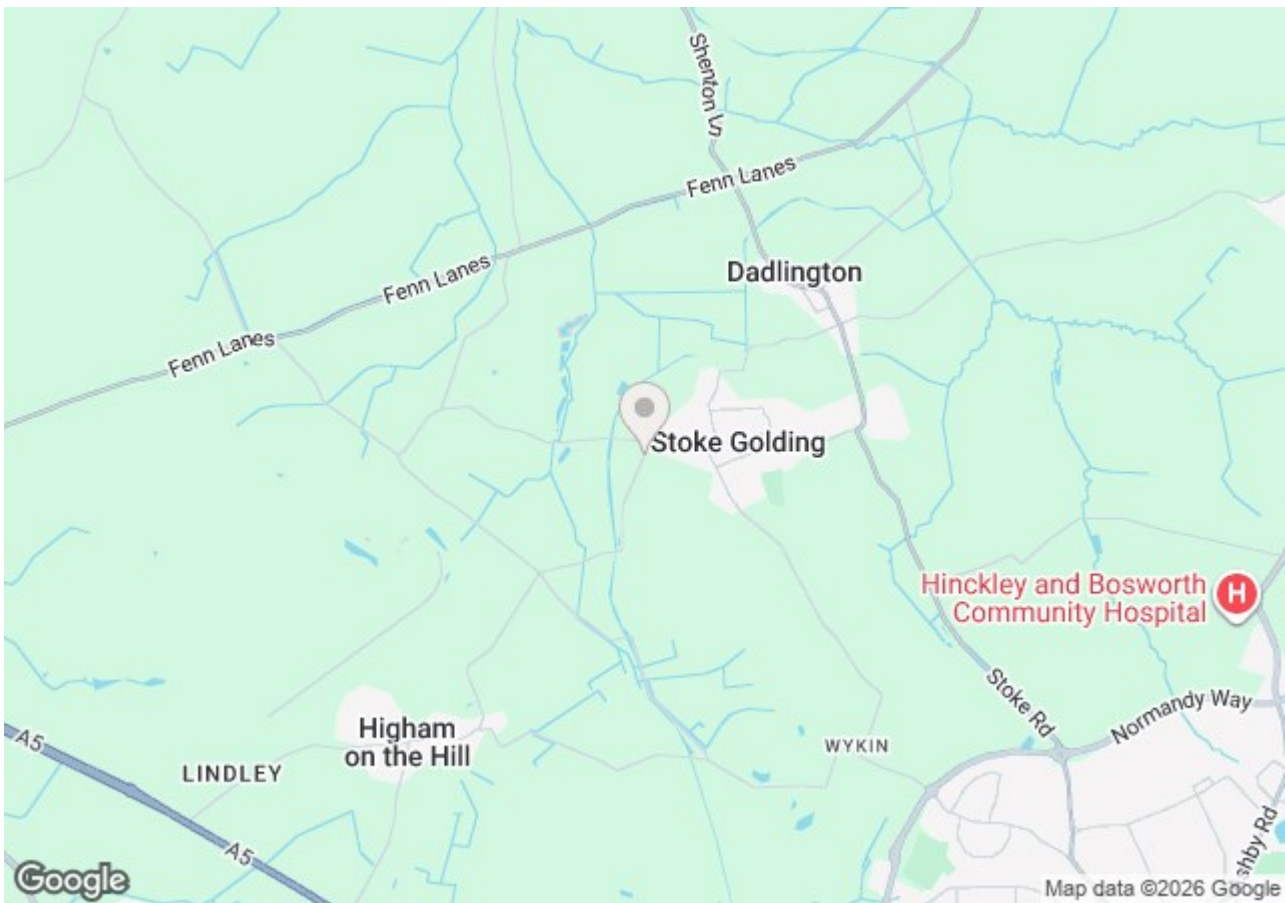


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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**

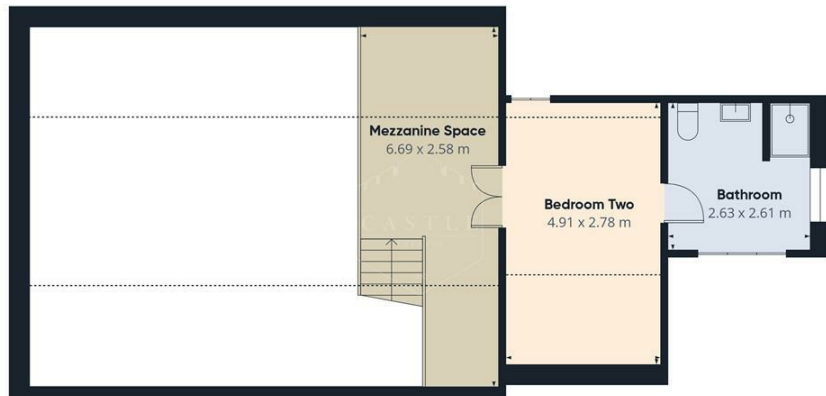
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
125.4 m<sup>2</sup>  
Reduced headroom  
12.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
..... Below 1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.  
Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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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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