

CASTLE ESTATES

1982

A ONE BEDROOM GROUND FLOOR APARTMENT SITUATED CLOSE TO THE TOWN CENTRE WITH OFF ROAD PARKING



**25 GRANVILLE GARDENS
HINCKLEY LE10 0JD**

Offers In The Region Of £85,000

- Communal Entrance Hall
- Bedroom
- Communal Gardens & Parking
- Good Sized Lounge & Kitchen Area
- Modern Family Bathroom
- Convenient Location



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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www.castles-online.co.uk



A one bedroomed ground floor apartment situated close to the town centre with communal parking. The accommodation consists of kitchen/living area, bedroom and family bathroom.

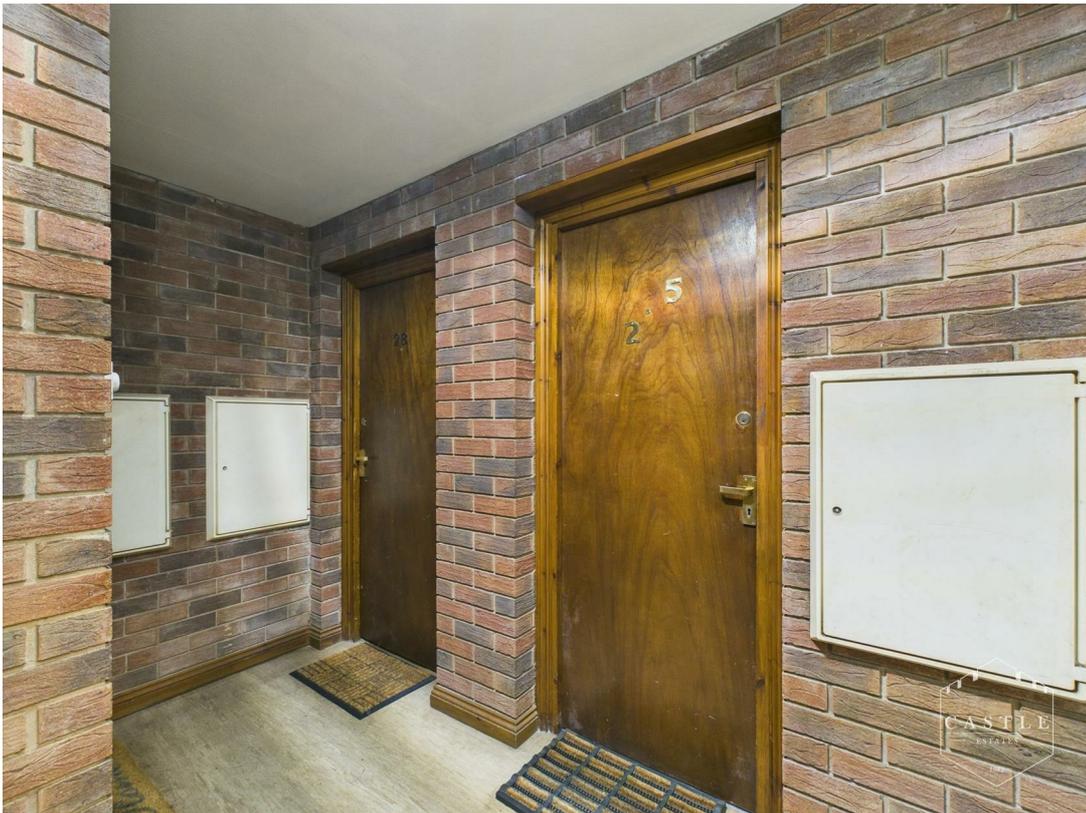
Council Tax

Hinckley & Bosworth Council - Band A (Leasehold).

This property is leasehold - Franklin Management £50 a year ground rent and a service charge of £82.43 paid monthly.

COMMUNAL HALL





LOUNGE/KITCHEN AREA

14'11 x 14'2 (4.55m x 4.32m)

LOUNGE AREA having upvc double glazed bay window, tv aerial point and storage heater.

KITCHEN AREA having base units, drawers and wall cupboards, matching work surfaces and inset sink, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine.

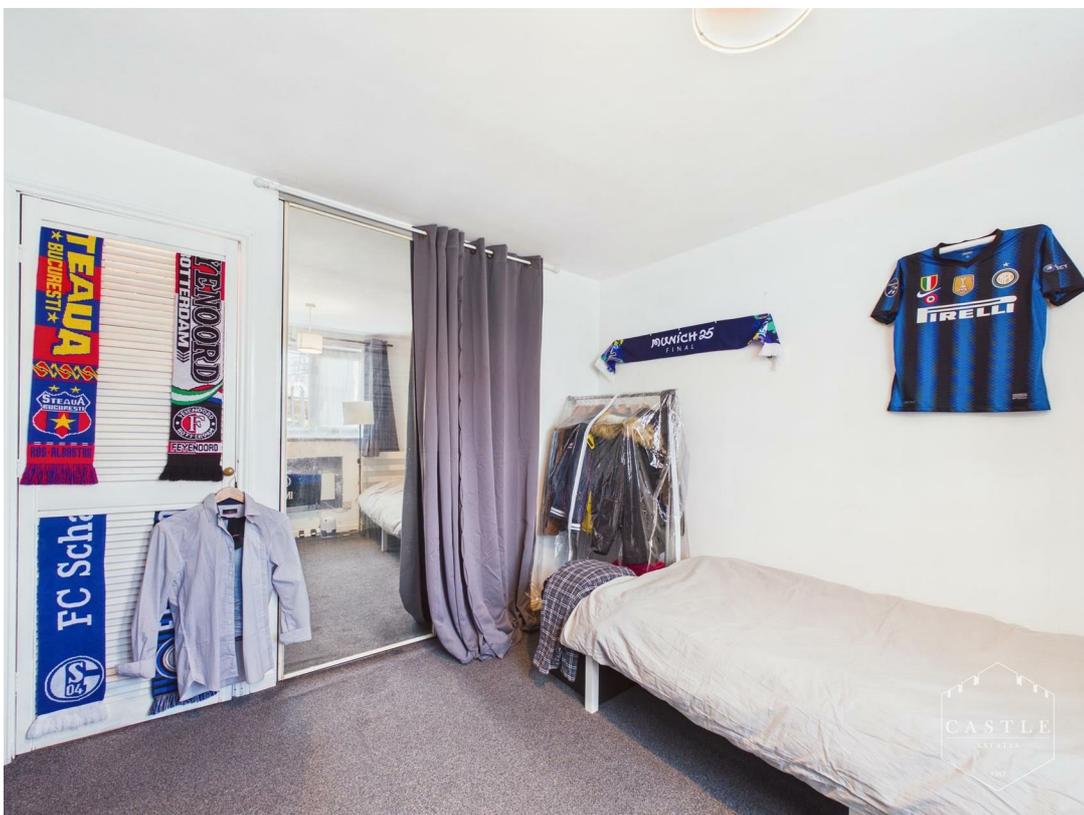




BEDROOM

10'5 x 9'9 (3.18m x 2.97m)

having wall mounted electric heater and built in wardrobes. Door to Bathroom.



BATHROOM

6'6 x 4'11 (1.98m x 1.50m)

having panelled bath with shower over and glass screen, low level w.c., vanity unit with wash hand basin, easy clean panelled walls and upvc double glazed window with obscure glass.



OUTSIDE

There are communal gardens and parking.

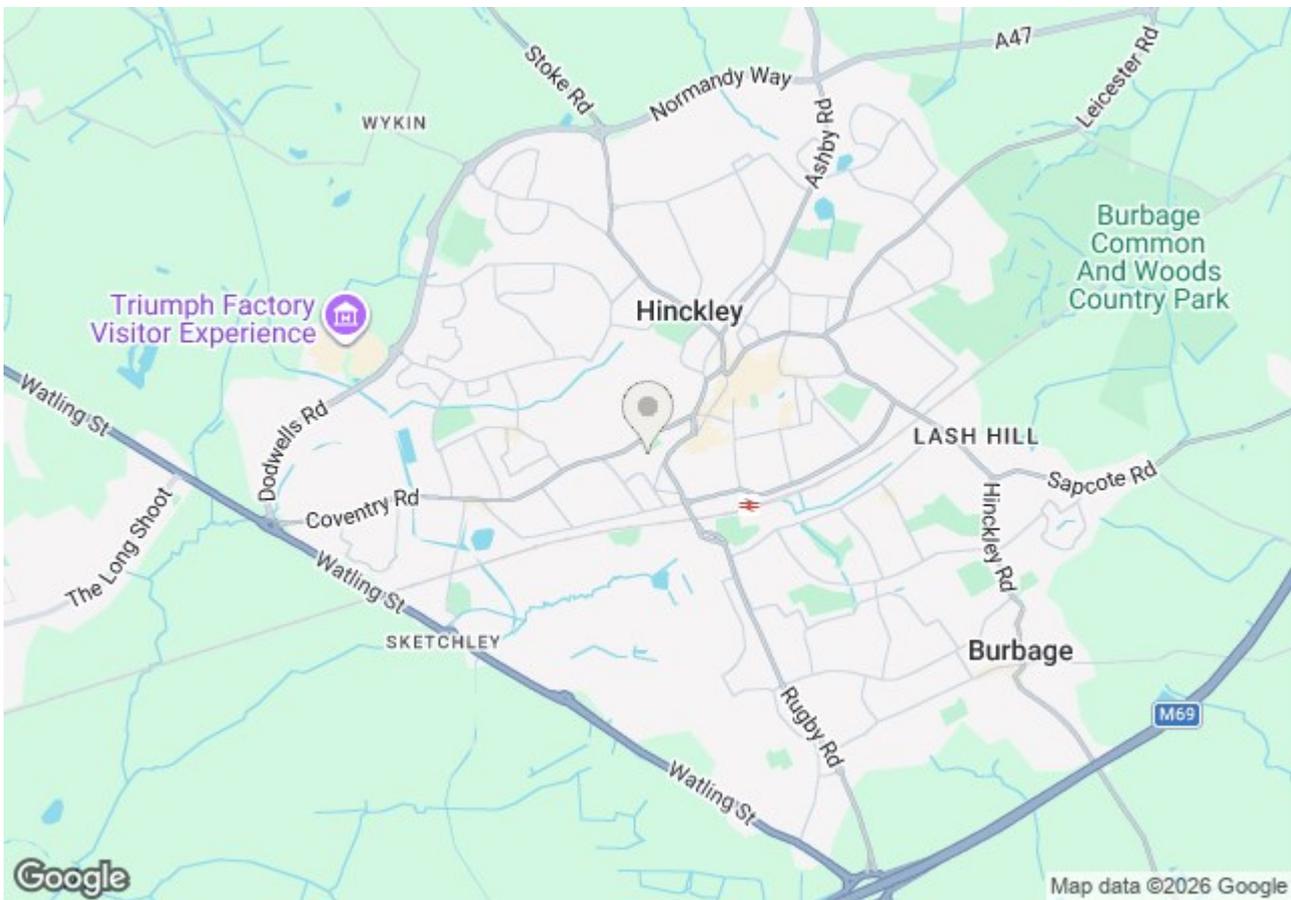


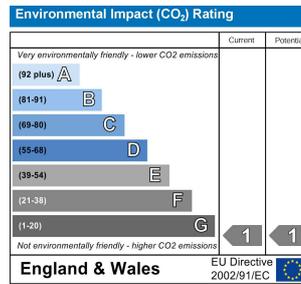
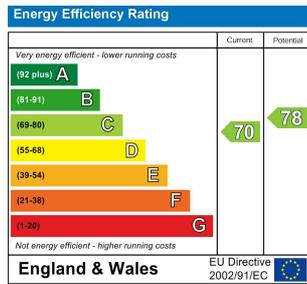
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	78
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		
	1	1
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
