

# CASTLE ESTATES

1982

A STUNNING TWO BEDROOM 2ND FLOOR APARTMENT FULL OF ORIGINAL CHARACTER SITUATED IN A POPULAR AND CONVENIENT VILLAGE LOCATION.



## FLAT 10 NEW STREET EARL SHILTON LE9 7FS

Offers In The Region Of £140,000

- Popular and convenient location
- Two double bedrooms
- Spacious open plan living kitchen
- Mezzanine Office space and lounge areas
- Feature Exposed Brickwork
- Bathroom
- Large windows and velux sky lights
- Secure designated parking



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

[www.castles-online.co.uk](http://www.castles-online.co.uk)



## **VIEWING**

By arrangement through the agents.

## **COUNCIL TAX BAND AND TENURE**

Council tax band B.

Please note the property is leasehold and has a lease of 125 years from 2005. There is an annual charge of £1,300 to include the service charge, ground rent and building insurance.

## **DESCRIPTION**

This well presented second floor apartment must be viewed internally to fully appreciate its character properties and original features.

The accommodation enjoys a communal hall leading to a private inner hall, stunning open plan living kitchen with feature exposed brickwork and contemporary fitted kitchen area, a separate mezzanine level with office space and additional lounge areas, two double bedrooms and a spacious bathroom.

Outside of the property there is an allocated space with secure parking via an electric gate.

Please note the property is leasehold and has a lease of 125 years from 2005. There is an annual charge of £1,300 to include the service charge, ground rent and building insurance.

It is situated in a popular and convenient village location therefore, convenient for all amenities and motorway connections.

## **COMMUNAL HALL**

Leading to private inner hall.

## **HALLWAY**

14'1" x 3'11" (4.3 x 1.2)

Having solid strip wood flooring, built in storage cupboard and electric storage heater.



## LIVING KITCHEN

22'3" x 10'9" (6.8 x 3.3)

Having solid strip wood flooring in living area and ceramic tiled flooring in kitchen, feature exposed brickwork and original beams, large UPVC double glazed windows, velux sky lights, attractive range of fitted units including base units, drawers and wall cupboards, drainer sink with chrome mixer tap, electric oven and integrated hob, space and plumbing for washer/dryer, integrated fridge/freezer, laminate worktops with contrasting tiled splashbacks, TV point and electric radiators.



## BEDROOM ONE

14'5" x 11'1" (4.4 x 3.4)

Having solid strip wood flooring, four large UPVC double glazed windows with fitted blinds, feature exposed brickwork, tv point and electric storage heater.



## BEDROOM TWO

14'1" x 7'10" (4.3 x 2.4)

Having solid strip wood flooring, feature exposed brickwork, three large UPVC double glazed windows with fitted blinds and electric storage heater.



## BATHROOM

Having contemporary vinyl printed flooring, low flush WC, single pedestal sink with chrome mixer tap, bath with chrome mixer tap, fully tiled ceramic walls and electric shower over.



## MEZZANINE OFFICE/LOUNGE AREA

28'10" x 22'7" (8.8 x 6.9)

Having a wrought iron staircase leading up to this attractive lounge/office area, with solid strip wood flooring and exposed roof timbers.



## OUTSIDE

Outside of the property there is an allocated space with secure parking via an electric gate.



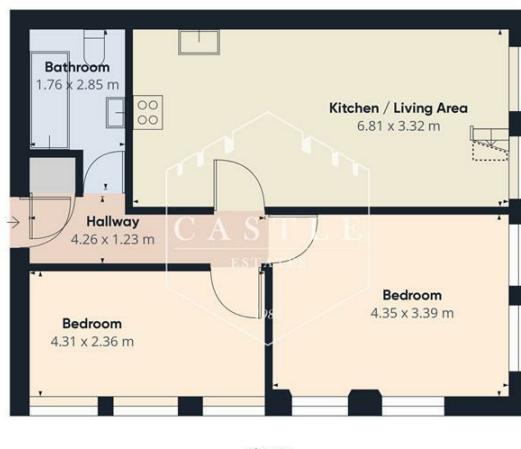
## Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

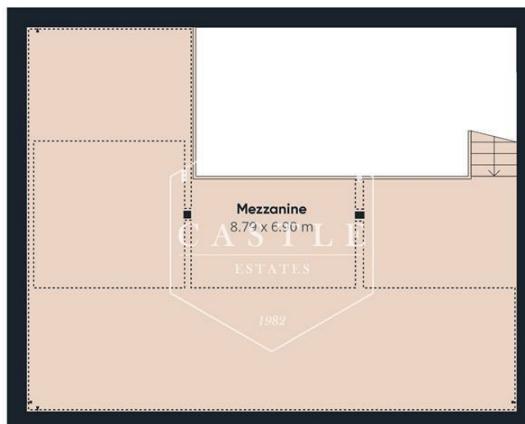
## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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(21-38) F				(21-38) F			
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Floor 0



Floor 1

## **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 pleased 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