

CASTLE ESTATES

1982

A SPACIOUS THREE BEDROOMED DUPLEX APARTMENT SITUATED IN A POPULAR RESIDENTIAL LOCATION OVERLOOKING THE CANAL



**15 THE MOORINGS, OFF COVENTRY ROAD
HINCKLEY LE10 0QG**

£1,100 Per Calendar Month

- Communal Hall, Stairs & Landing
- Contemporary Fitted Kitchen
- Master Bedroom With Ensuite
- Family Bathroom
- Overlooking Canal
- Private Inner Hall
- Open Plan Lounge/Dining Room
- Two Further Bedrooms
- Communal Parking



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**** AVAILABLE EARLY JANUARY **** A SPACIOUS THREE BEDROOMED DUPLEX APARTMENT SITUATED IN A POPULAR RESIDENTIAL LOCATION OVERLOOKING THE CANAL - COMMUNAL HALL, STAIRS AND LANDING. PRIVATE INNER HALL. CONTEMPORARY FITTED KITCHEN. OPEN PLAN LOUNGE/DINING ROOM. MASTER BEDROOM WITH ENSUITE. FAMILY BATHROOM. COMMUNAL PARKING.

VIEWING

By arrangement through the Agents.

DESCRIPTION

A rare opportunity to rent a spacious duplex apartment overlooking the canal, situated in a popular and convenient location. Those wishing to commute will find easy access to the A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys open plan living including communal hall, stairs and landing leading to a private inner hall, contemporary fitted kitchen, laundry room, open plan lounge/dining room, landing, family bathroom, master bedroom with ensuite and two further bedrooms. Outside there is communal parking.

More specifically the well planned, upvc double glazed and electrically heated accommodation comprises:

COUNCIL TAX BAND

Hinckley and Bosworth Borough Council - Band B

COMMUNAL HALL, STAIRS AND LANDING

leading to second floor landing.

PRIVATE INNER HALL

having upvc double glazed window with obscure glass, video intercom security/telecom system and spindle balustraded staircase to Bedrooms.

KITCHEN

12'0" x 9'2" (3.68m x 2.80m)

having an attractive range of grey high gloss contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstand, inset stainless steel single drainer stainless steel sink with mixer tap, four ring ceramic hob with splashback and extractor hood over, built in electric oven and grill, inset LED ceiling lighting, under floor heating, built in electric boiler for central heating and domestic hot water. Two upvc double glazed windows with obscure glass.



LAUNDRY ROOM

7'1" x 4'9" (2.16m x 1.45m)

having space and plumbing for washing machine.



OPEN PLAN LOUNGE/DINING ROOM

20'8" x 19'5" (6.31m x 5.93m)

having tv aerial point, two upvc double glazed windows overlooking the canal basin, upvc double glazed French doors opening onto Juliette balcony and useful large storage cupboard housing the meter and consumer unit.



OPEN PLAN LOUNGE/DINING ROOM



OPEN PLAN LOUNGE/DINING ROOM



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OPEN PLAN LOUNGE/DINING ROOM



LANDING

leading to

BATHROOM

7'1" x 6'5" (2.16m x 1.98m)

having white suite including panelled bath with shower attachment, vanity unit with wash hand basin, low level w.c. shaver point, LED lighting and grey ladder heated towel rail.



MASTER BEDROOM

13'10" x 13'6" (4.24m x 4.12m)

having restrictive head height, vellux double glazed roof light, central heating radiator and wall mounted tv aerial point.



ENSUITE SHOWER ROOM

having fully tiled shower cubicle with rain shower and attachments over, vanity unit with wash hand basin, low level w.c., extractor fan, LED lighting, shaver point and grey ladder style heated towel rail.



BEDROOM TWO

12'6" x 9'2" (3.82m x 2.80m)

having restrictive head height, central heating radiator and vellux roof lights.



BEDROOM THREE

10'0" x 7'9" (3.05m x 2.38m)

having central heating radiator, vellux roof light and upvc double glazed window.



OUTSIDE

There is communal parking.

CANAL



FEES

One month rent upfront

PLUS

Deposit = 5 Weeks rent

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	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

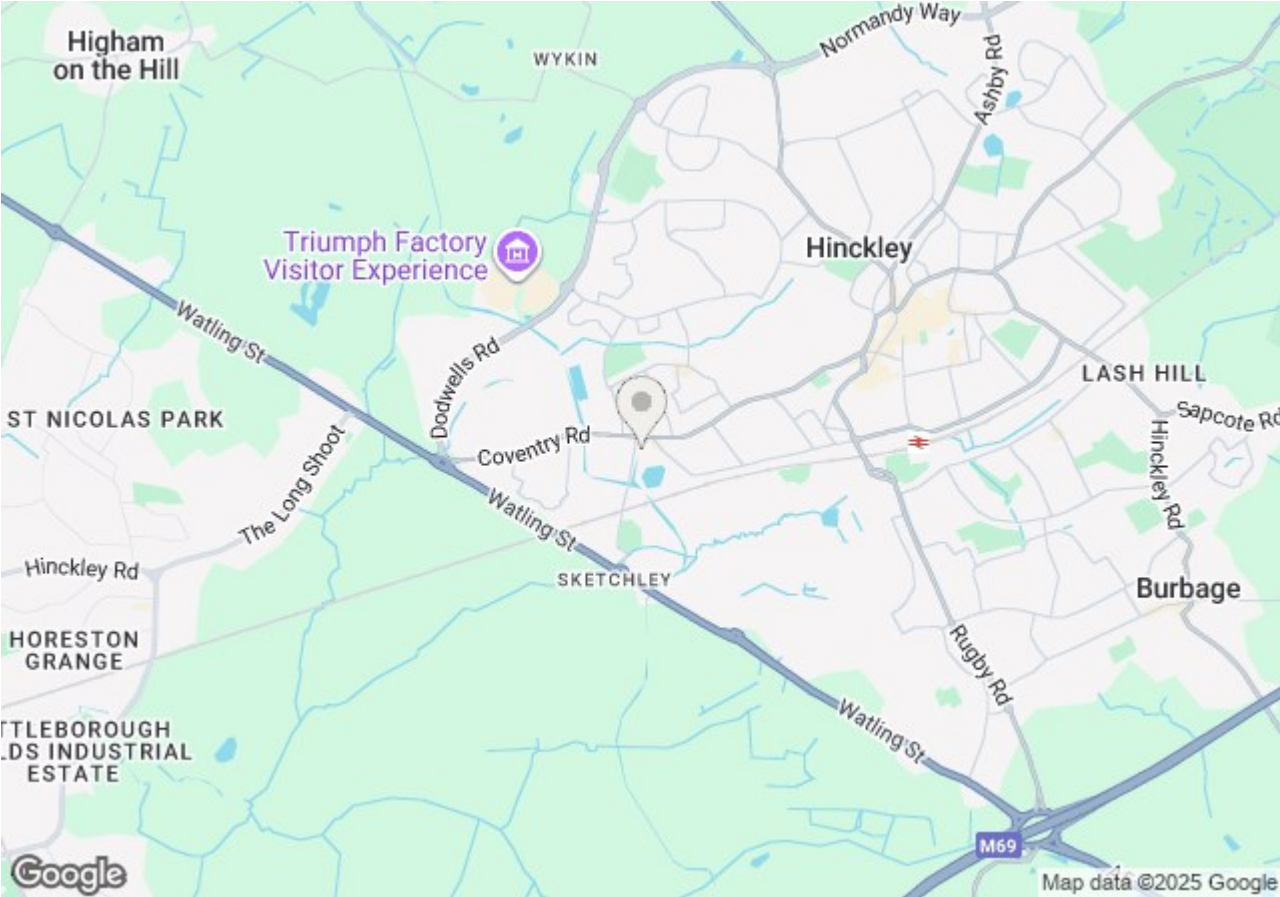
EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

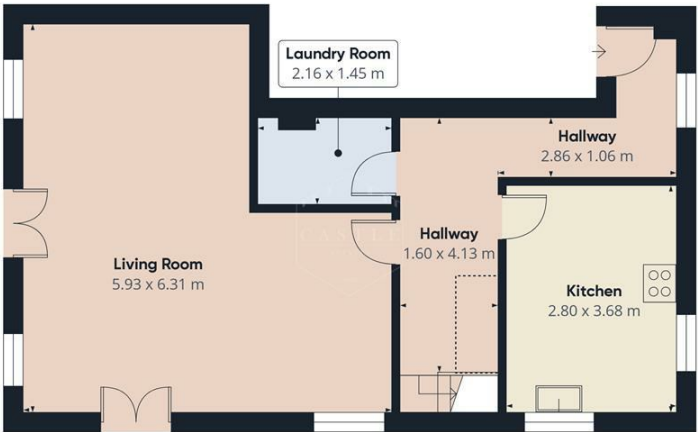
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales

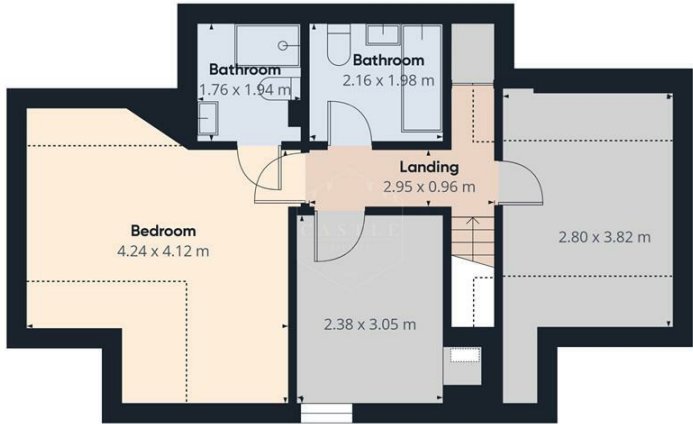
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Floor 0



Floor 1

Approximate total area⁽¹⁾
105.2 m²
Reduced headroom
11.67 m²

(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 are based on RICS IPMS 3C standard.

GIRAFFE 360

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
