

# CASTLE ESTATES

1982

**A RECENTLY DECORATED AND IMPROVED ONE BEDROOMED APARTMENT FOR  
PERSONS OVER 55 ONLY - AVAILABLE NOW**



**66 SPINNEY DRIVE  
BOTCHESTON LE9 9FG**

**£675 PCM**

- **\*\*FOR PERSONS OVER 55 ONLY\*\***
- Private Hall
- Newly Fitted Kitchen
- Newly Fitted Bathroom
- Communal Entrance Hall
- Attractive Lounge
- Bedroom
- Communal Gardens



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**\*\*FOR PERSONS OVER 55 ONLY\*\*** - A RECENTLY DECORATED AND IMPROVED ONE BEDROOMED APARTMENT FOR PERSONS OVER 55 ONLY - AVAILABLE JANUARY - COMMUNAL HALL LEADING TO PRIVATE INNER HALL. LOUNGE. REFITTED KITCHEN AND BATHROOM.

### **COUNCIL TAX BAND**

Hinckley and Bosworth Borough Council - Band A

### **COMMUNAL ENTRANCE HALL**

having large lockable storage cupboard

### **HALL**

having a wooden georgian glazed door, portable oil filled heater, alarm control panel, walk in storage cupboard with coat pegs, shelves and housing the hot water tank





## LOUNGE

10'4" x 9'9" (3.15 x 2.97)

having laminated wood flooring, UPVC window and door leading out to a small patio area.



## KITCHEN

6'10" x 8'4" (2.08 x 2.54)

having newly fitted base units, drawers and wall cupboards, matching work surfaces and inset stainless steel sink with mixer tap, built in oven, hob with stainless steel cooker hood over.



## BEDROOM

7'10" x 9'10" (2.39 x 3.00)

having laminated wood flooring.





BATHROOM

having newly fitted white suite including panelled bath with shower over and screen, low level w.c., pedestal wash hand basin, chrome heated towel rail and ceramic tiled splashbacks.

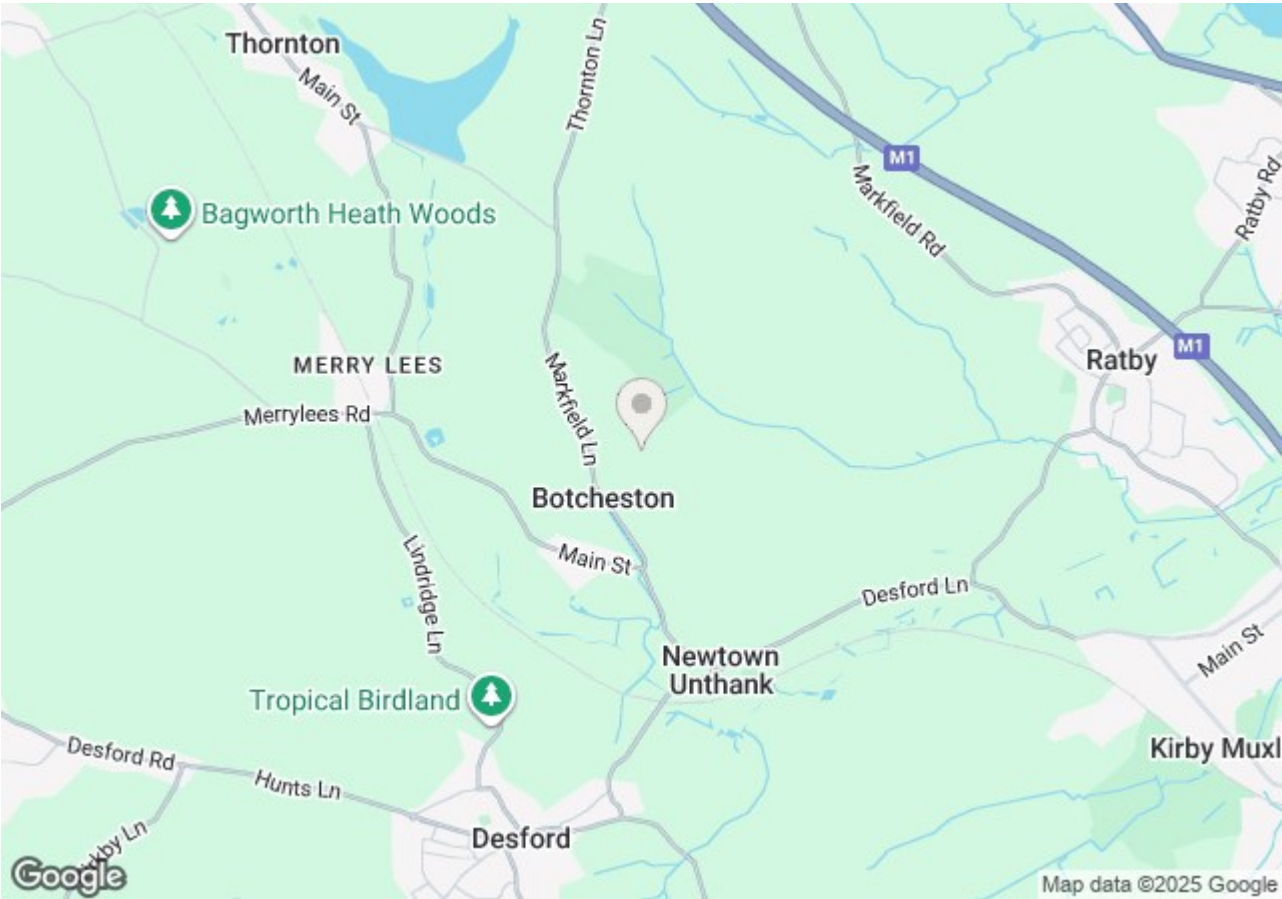


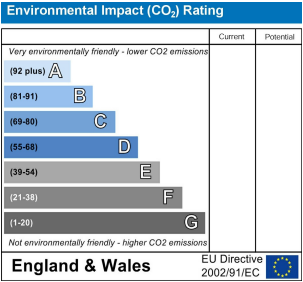
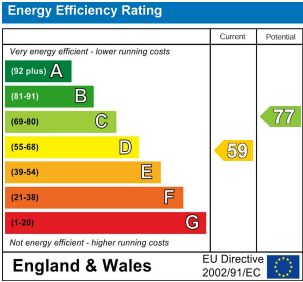
OUTSIDE

Communal gardens and parking space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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

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