

# CASTLE ESTATES

1982

**A RARE OPPORTUNITY TO RENT A TWO BEDROOMED BRAND NEW LUXURY FIRST FLOOR APARTMENT IN A SOUGHT AFTER WATERSIDE LOCATION**



## **FLAT 9 THE MOORINGS WHARF YARD, OFF COVENTRY ROAD**

**£875 PCM**

- Communal Hall, Stairs and Landing
- Contemporary Fitted Living Kitchen
- Contemporary Fitted Bathroom
- Beautiful Canal Side Location
- Private Inner Hall
- Two Bedrooms
- Communal Parking
- Less Than One Mile Away From Town Centre



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### TWO BEDROOM FIRST FLOOR APARTMENT – COVENTRY ROAD, HINCKLEY

A well-presented two bedroom first floor apartment, conveniently located on Coventry Road, Hinckley, with easy access to Hinckley town centre and local amenities.

The accommodation comprises a private entrance hall, open-plan living kitchen, two bedrooms and a bathroom.

Outside, the property benefits from communal parking.

Viewing recommended. Available from October 2026

### COMMUNAL HALL, STAIRS AND LANDING

leading to First Floor Landing

### PRIVATE INNER HALL

12'5" x 7'6" (3.8m x 2.3m )

having intercom security telephone system, built in airing cupboard housing the electric boiler. Double doors leading to Living Kitchen.

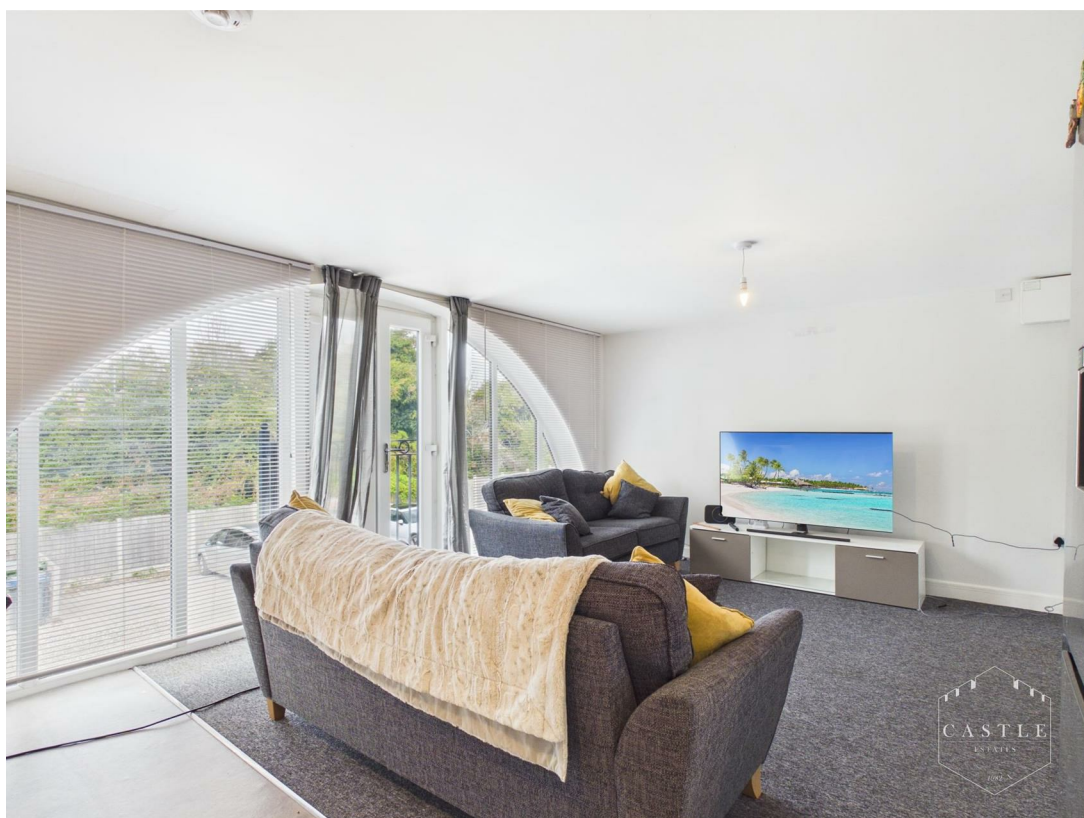


## **OPEN PLAN LIVING KITCHEN**

19'8" x 13'1" (6m x 4m )

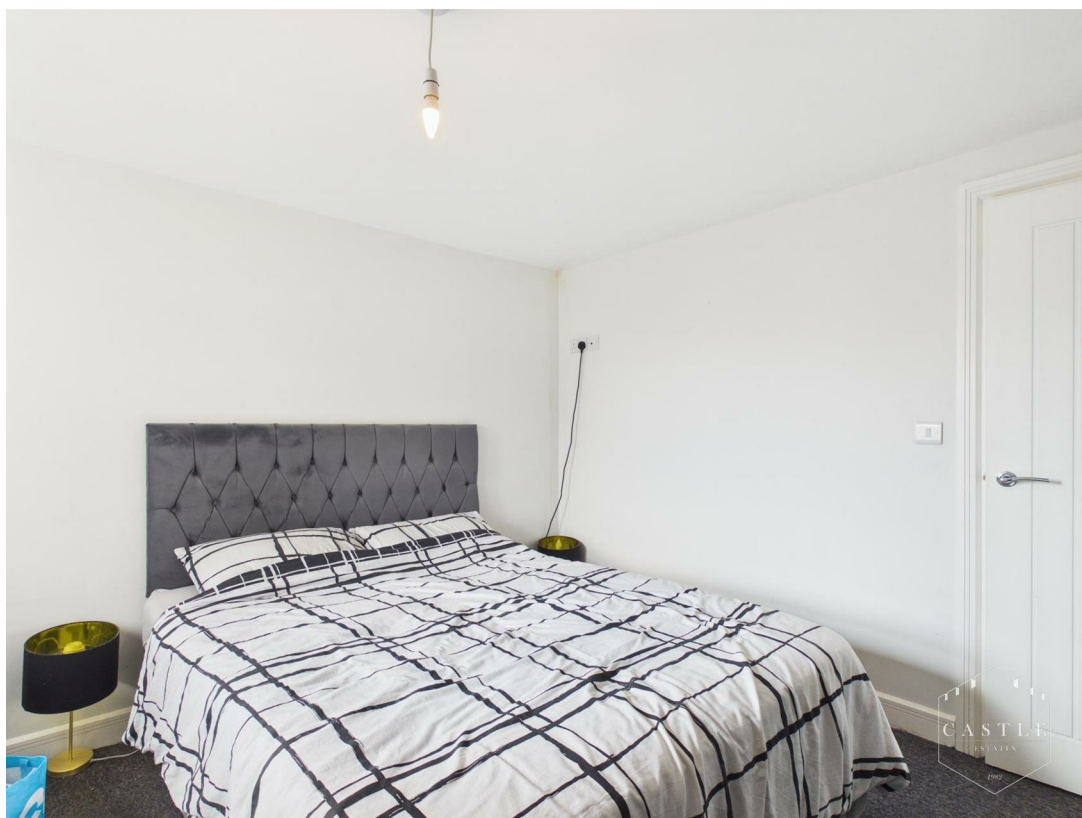
having an attractive range of pale grey contemporary fitted units including base units, drawers and wall cupboards, butcher block effect work surfaces and single drainer stainless steel sink with mixer tap, ceramic hob with extractor hood over, built in electric oven and grill, space for fridge, space and plumbing for washing machine, inset ceiling lighting, under floor heating and feature window with double doors opening onto Juliette Balcony. Side views over canal and woods in the distance.





### BEDROOM ONE

11'1" x 10'2" (3.4m x 3.1m)



### BEDROOM TWO

11'1" x 8'6" (3.4m x 2.6m )



## BATHROOM

5'6" x 5'10" (1.7m x 1.8m )

having white suite including panelled bath with fully tiled shower area, shower and screen, vanity unit with wash hand basin, low level w.c., ladder heated towel rail, inset lighting and extractor fan.



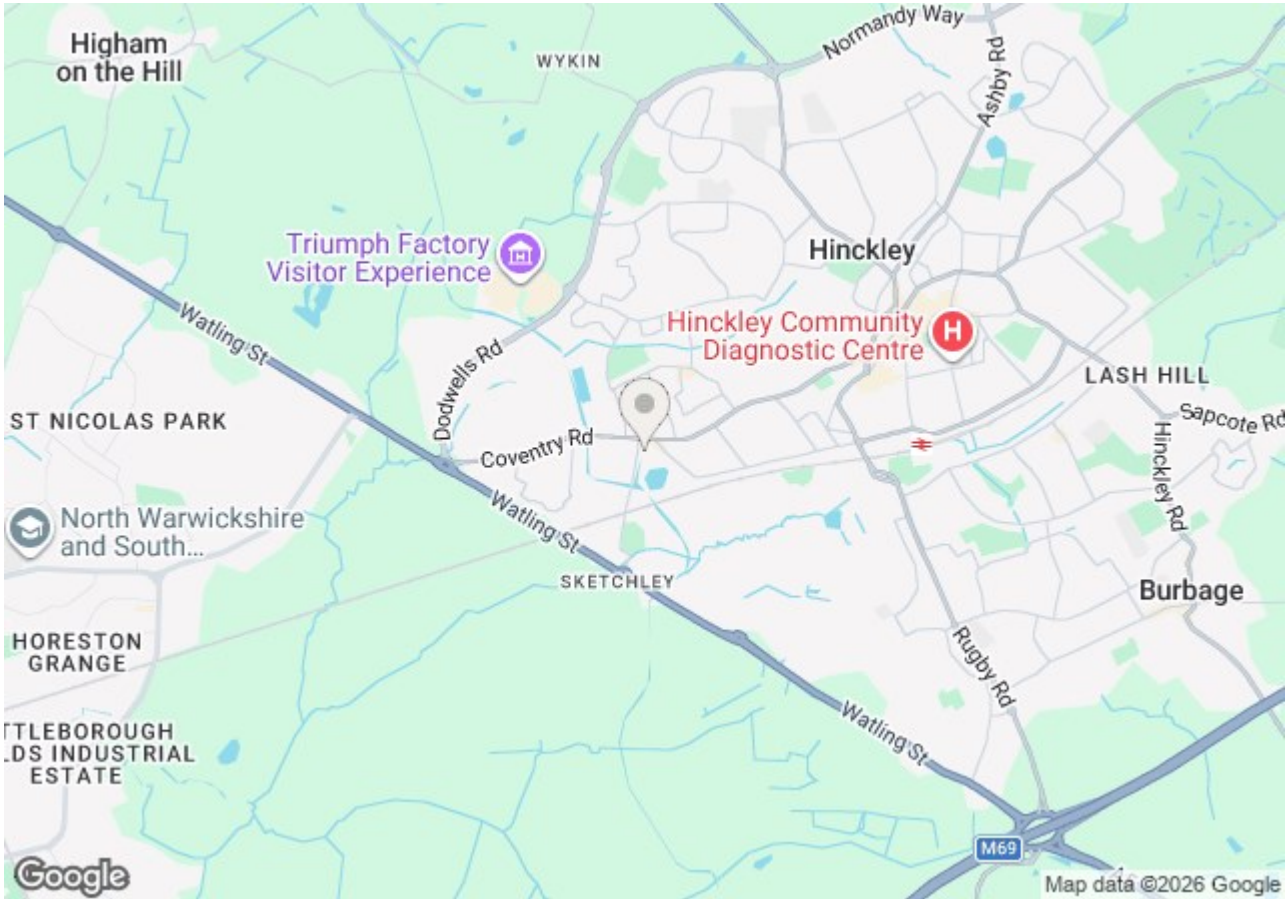
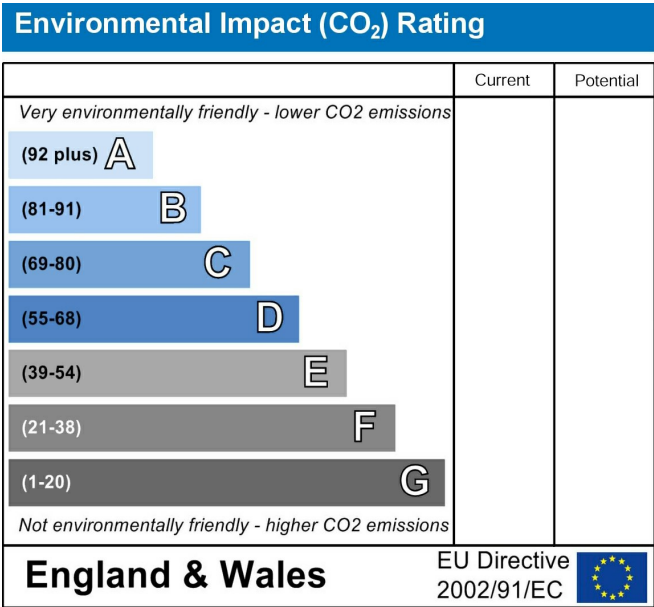
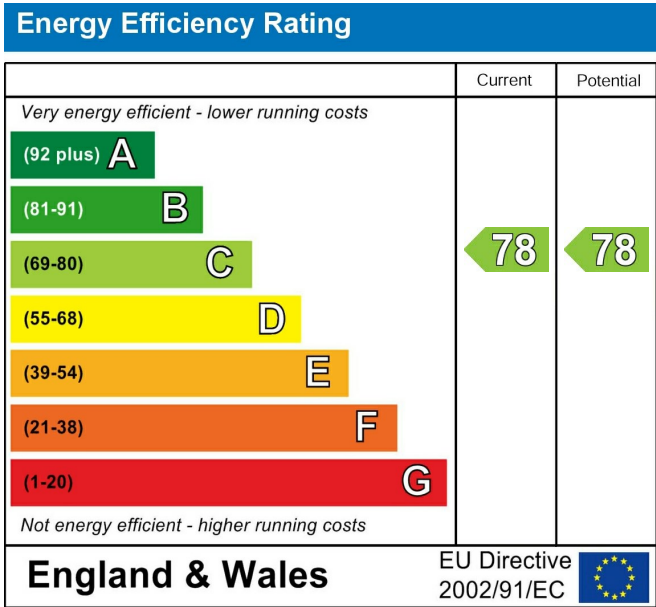
## OUTSIDE

Communal Parking.



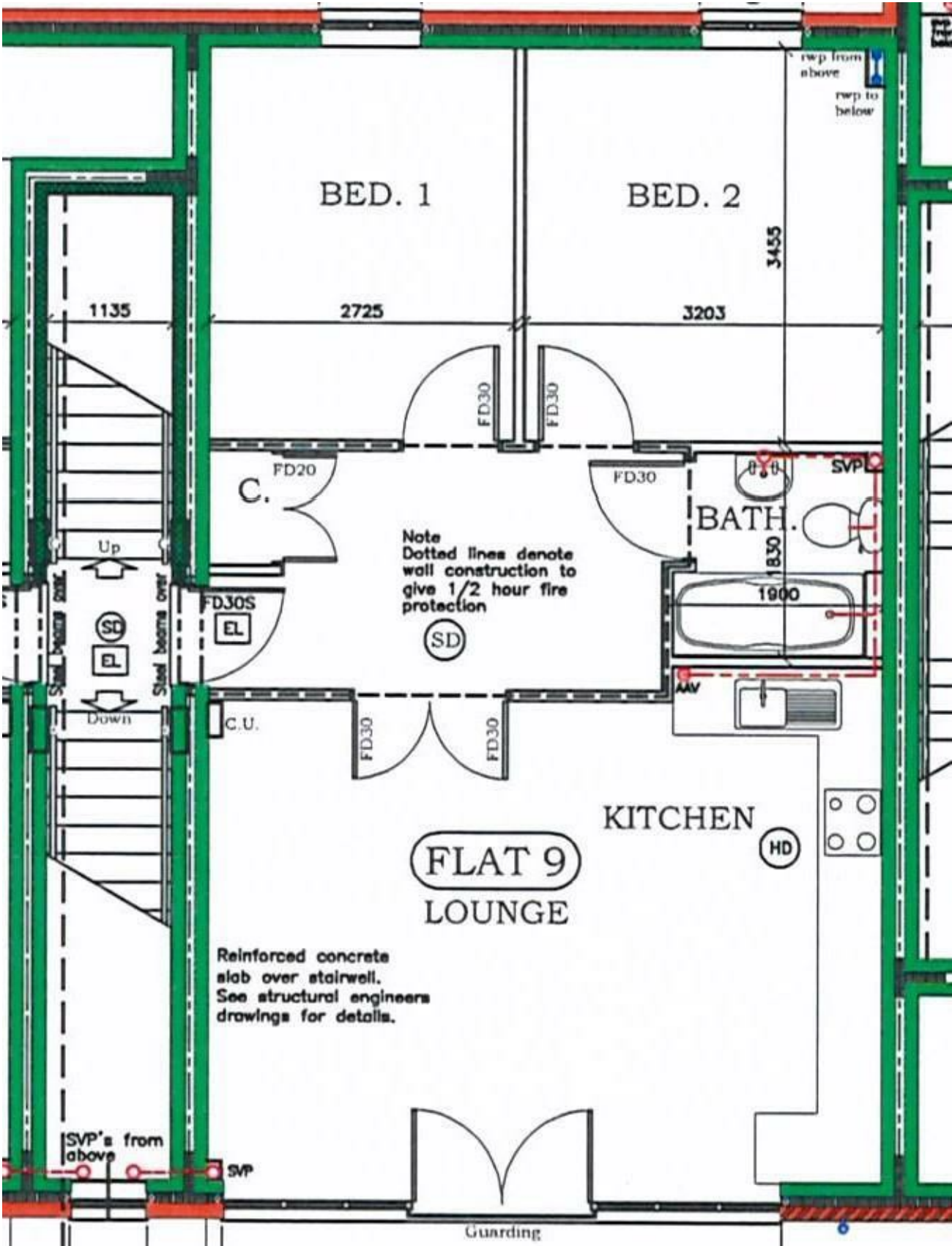
## CANAL





| 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 |                         |           |
| 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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