

CASTLE ESTATES

1982

A ONE BEDROOMED MAISONETTE SITUATED IN A POPULAR AND CONVENIENT LOCATION



**104A GRANVILLE GARDENS
HINCKLEY LE10 0JT**

£700 PCM

- Communal Entrance Hall
- Lounge
- Bedroom
- Communal Parking
- First Floor Private Hall
- Kitchen
- Bathroom



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

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

www.castles-online.co.uk



A well-presented one-bedroom first-floor maisonette, ideally situated in a popular and convenient location in Hinckley. Within easy reach of the town centre and nearby parks, this unfurnished property offers comfortable living.

ENTRANCE VESTIBULE

having upvc double glazed door and under stairs storage area. Staircase to First Floor Landing.

FIRST FLOOR LANDING

having central heating thermostat, storage cupboard and loft access.

LOUNGE

14'5 x 10'2 (4.39m x 3.10m)

having intercom entry system, brick fireplace with fire, central heating radiator, tv aerial point, wood effect flooring and two upvc double glazed windows.

KITCHEN

10'1 x 8'4 (3.07m x 2.54m)

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space and plumbing for washing machine, space for upright fridge freezer, wood effect flooring, inset ceiling lighting, central heating radiator and upvc double glazed window overlooking the park.

BEDROOM

9'2" x 11'6 (2.79m x 3.51m)

having wood effect flooring, central heating radiator and upvc double glazed window.

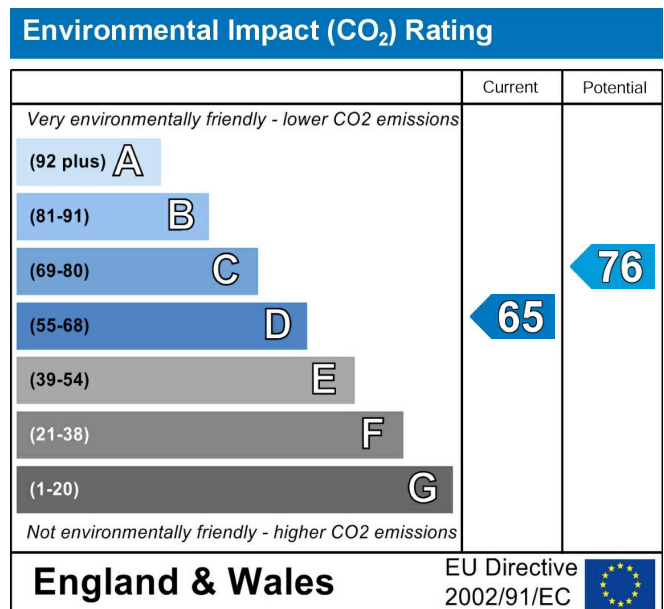
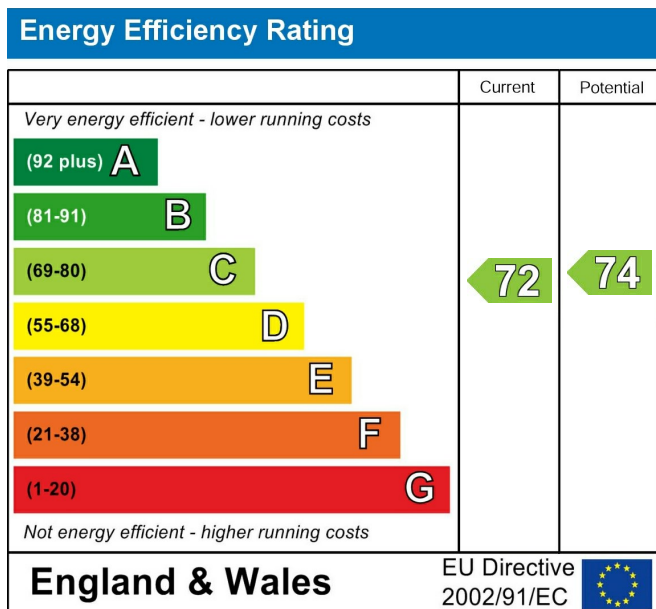
BATHROOM

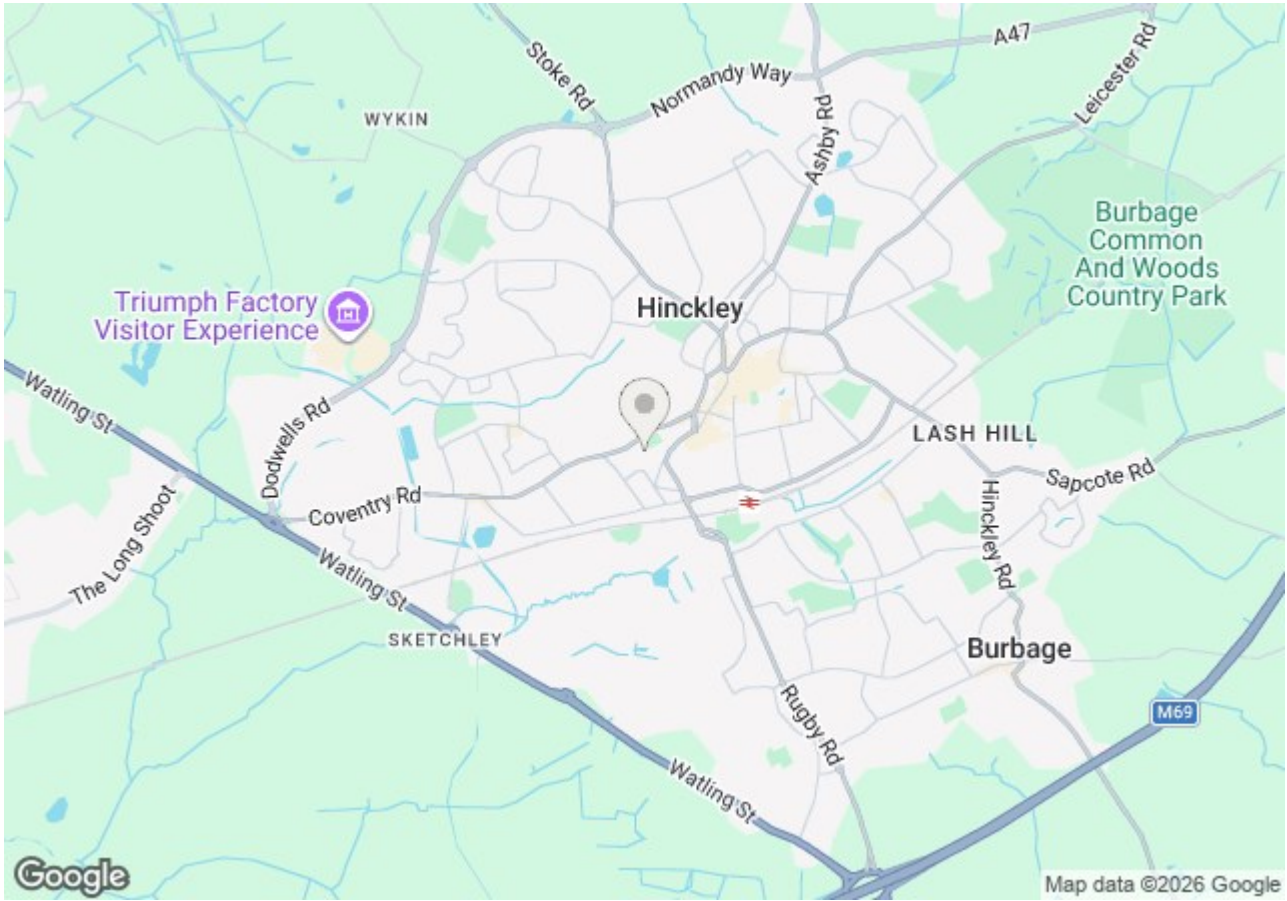
8'3 x 6 (2.51m x 1.83m)

having white suite comprising low level w.c., pedestal wash hand basin, panelled bath with electric shower over, central heating radiator, wood effect flooring and upvc double glazed window.

OUTSIDE

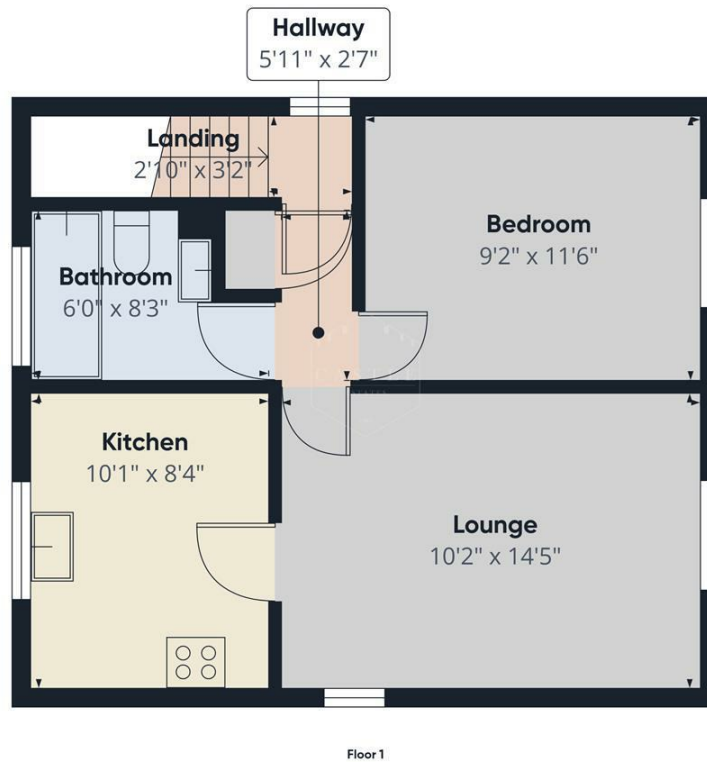
There is permit parking in the communal car park and public park to the rear.





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 ₂) 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		
England & Wales	EU Directive 2002/91/EC	

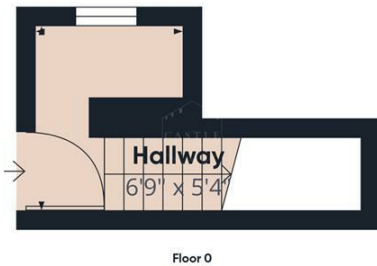


Approximate total area⁽¹⁾
460 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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
