

CASTLE ESTATES

1982

A SPACIOUS RECENTLY RE-DECORATED AND IMPROVED ONE BEDROOMED FIRST FLOOR APARTMENT SITUATED IN A POPULAR AND CONVENIENT RESIDENTIAL LOCATION

**** AVAILABLE NOW ****



17 GRANVILLE GARDENS HINCKLEY LE10 0JD

£725 PCM

- Communal Hall, Stairs & Landing
- Good Sized Lounge
- Double Bedroom
- Communal Parking
- Private Inner Hall
- Well Fitted Kitchen
- Family Bathroom
- Popular & Convenient Location



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This well appointed, recently re-decorated and improved first floor apartment enjoys good sized accommodation and viewing is highly recommended.

The accommodation consists of a communal hall, stairs and landing leading to first floor, private inner hall, good sized lounge, well fitted kitchen, double bedroom and a bathroom. Outside there is communal parking.

It is situated in a popular and convenient location, close to local shops, schools and amenities. Those wishing to commute will find easy access to the A5, M69 and A47 junctions making travelling to further afield very good. AVAILABLE IN NOVEMBER!

VIEWING

By arrangement through the Agents.

DESCRIPTION

**** Available Now **** This well appointed, recently re-decorated and improved first floor apartment enjoys good sized accommodation and viewing is highly recommended.

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More specifically the gas fired centrally heated and upvc double glazed accommodation comprises:

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold).

COMMUNAL HALL, STAIRS AND LANDING

leading to First Floor Landing.

PRIVATE INNER HALL

9'4" x 3'3" (2.87m x 1m)

LOUNGE

13'1" x 10'6" (4.01m x 3.22m)

having upvc double glazed bay window to front overlooking park area, central heating radiator and tv aerial point.



LOUNGE



KITCHEN

9'6" x 5'11" (2.90m x 1.82m)

having range of fitted units including base units, drawers and wall cupboards, work surfaces with inset stainless steel sink with mixer tap, ceramic tiled splashbacks, space and plumbing for washing machine, space for cooker with cooker hood over, wood effect flooring, central heating radiator and upvc double glazed window.



BEDROOM

10'6" x 10'5" (3.22m x 3.19m)

having central heating radiator and upvc double glazed window.



BEDROOM



BATHROOM

7'1" x 5'5" (2.18m x 1.67m)

having white suite including panelled bath with shower over, rail and curtain, low level w.c., pedestal wash hand basin, ceramic tiled splashbacks, extractor fan, wood effect flooring and central heating radiator.



OUTSIDE

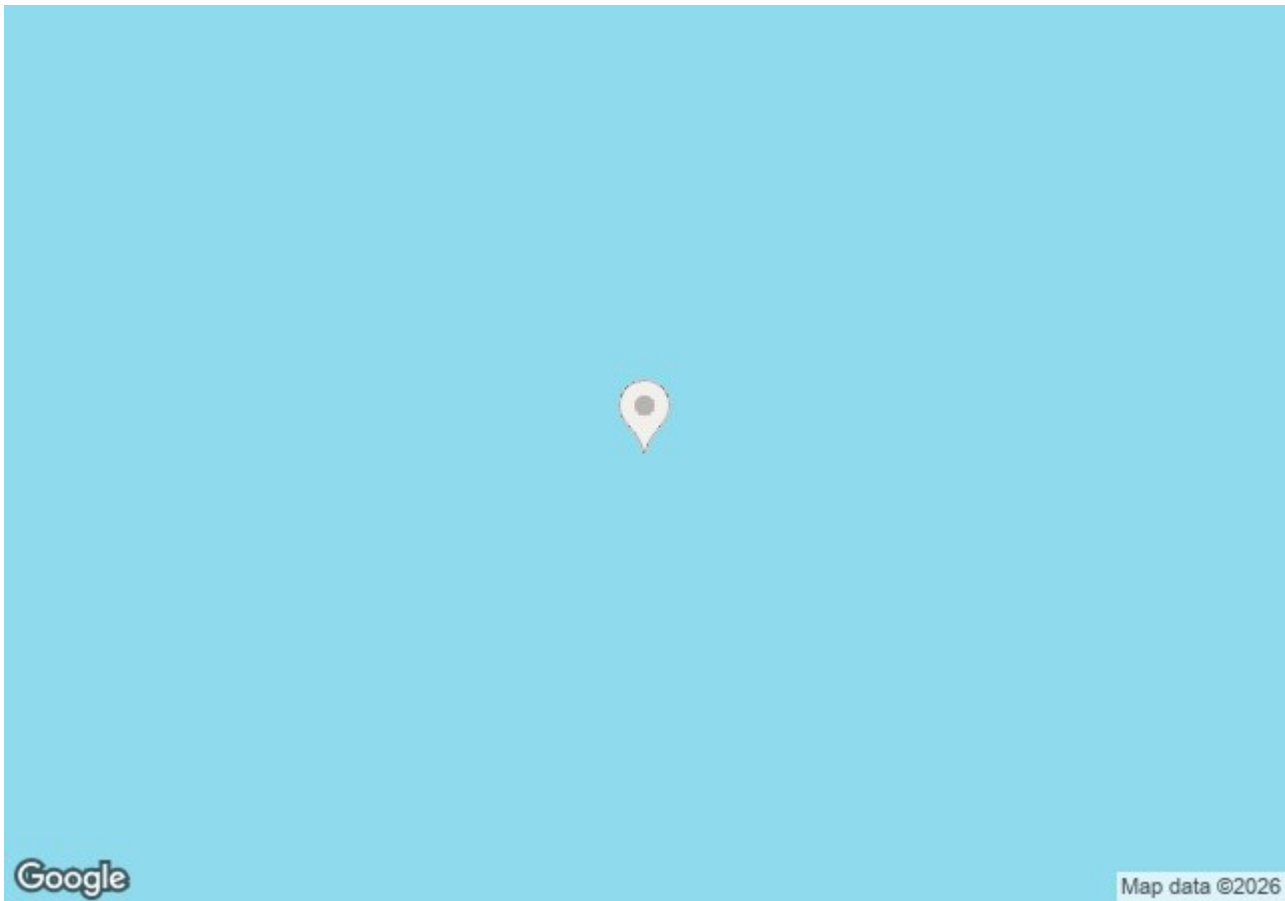
There is access to communal parking.

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		
	75	78
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		
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Approximate total area⁽¹⁾
36.84 m²

(1) Excluding balconies and terraces.

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.

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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
