

# CASTLE ESTATES

1982

**A ONE BEDROOMED APARTMENT WITH GARAGE SITUATED IN A CONVENIENT TOWN CENTRE LOCATION**



**104B, GRANVILLE GARDENS COVENTRY ROAD  
HINCKLEY LE10 0JT**

**£675 PCM**

- Kitchen
- Inner Hall
- Bathroom
- Convenient Town Centre Location
- Lounge
- Bedroom
- Garage



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## KITCHEN

10'0" x 9'11" (3.07m x 3.04m)

having single glazed wooden framed front door, a range of wall and base units, stainless steel single drainer sink with ceramic tiled splashbacks, cooker with oven, grill and four ring gas hob, space and plumbing for washing machine, wall mounted combination boiler, central heating radiator and upvc double glazed window overlooking the park.



## LOUNGE

12'10" x 10'1" (3.93m x 3.08m)

having upvc double glazed bow window to the front, newly fitted cerpet, central heating radiator, tv aerial point and plaster coved ceiling.



## INNER HALL

having storage cupboard and door to

## BEDROOM

12'8" x 9'2" (3.87m x 2.81m)

having upvc double glazed window, newly fitted carpet, central heating radiator, door to the under stairs cupboard and further door to the garage.





## BATHROOM

6'9" x 5'9" (2.08m x 1.77m)

having coloured suite consisting of low level w.c., pedestal wash hand basin, panelled bath with electric shower over, ceramic tiled splashbacks, central heating radiator and upvc double glazed window



## OUTSIDE

There is a single garage with up and over door, power and lighting. Access also via the bedroom cupboard.



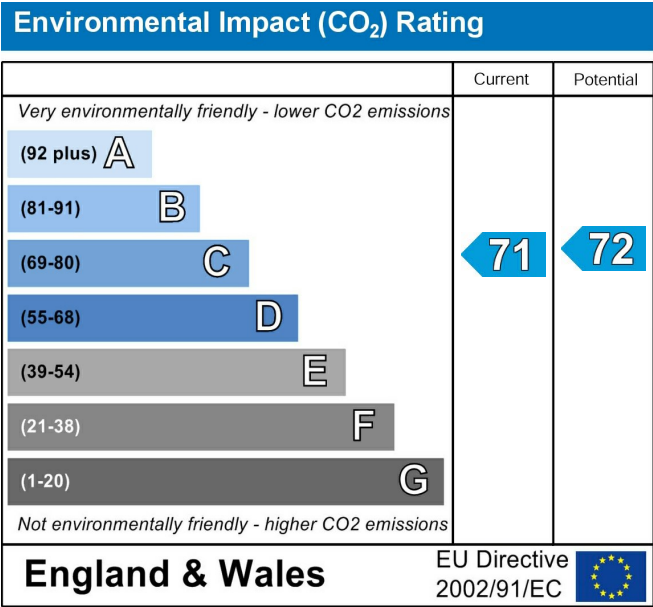
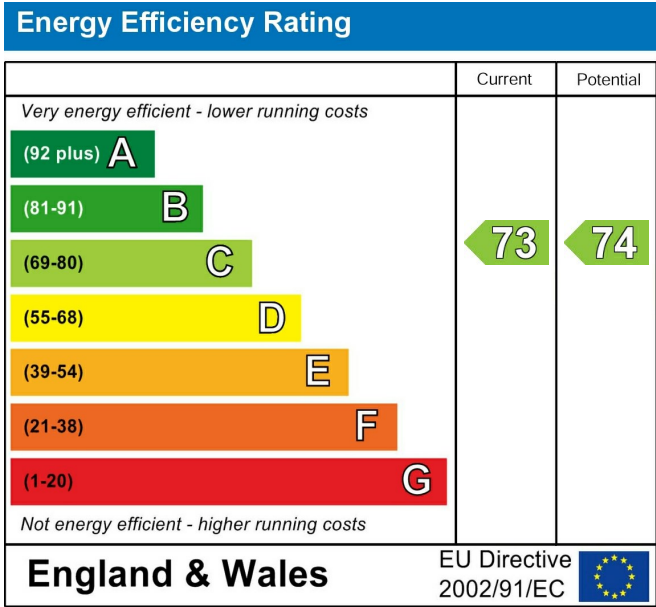


## OUTSIDE

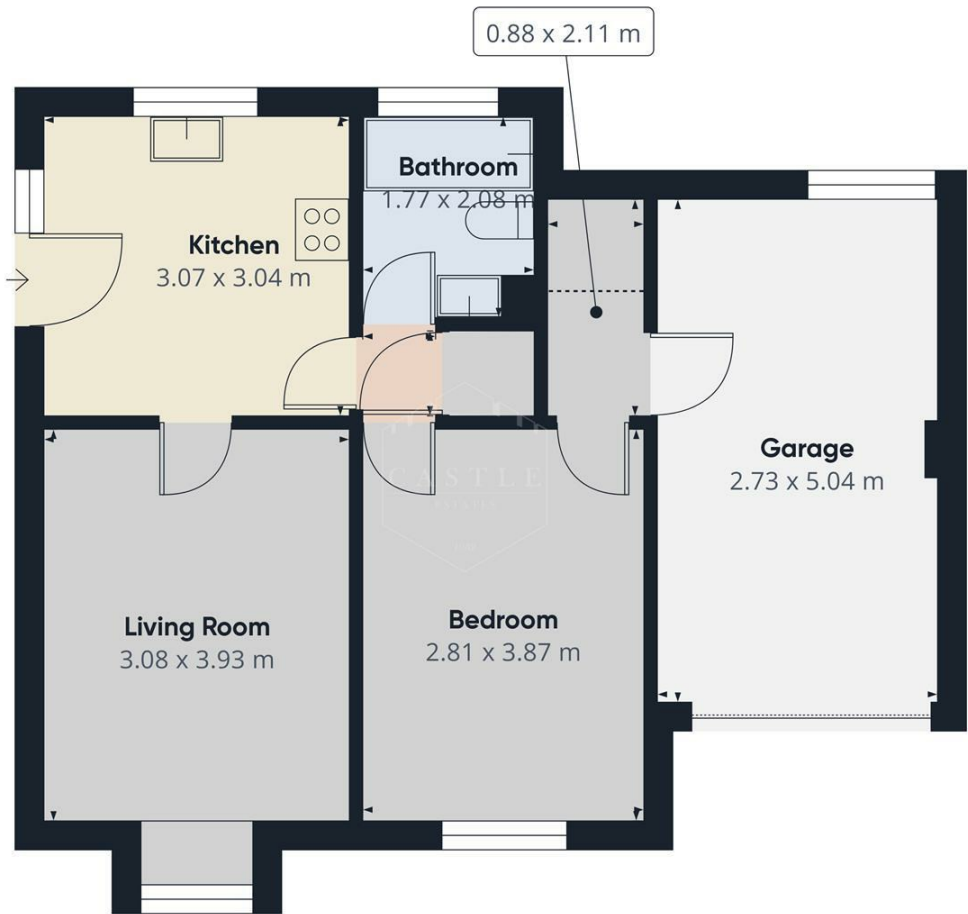


## VIEW





Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Approximate total area<sup>(1)</sup>  
54.29 m<sup>2</sup>  
Reduced headroom  
0.74 m<sup>2</sup>

(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.  
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

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