

CASTLE ESTATES

1982

**A LUXURY TWO BEDROOMED GROUND FLOOR APARTMENT - LIVING KITCHEN.
TWO BEDROOMS. BATHROOM. COMMUNAL PARKING. .**



THE MOORINGS COVENTRY ROAD HINCKLEY LE10 0QG

£850 PCM

- OPEN PLAN LIVING KITCHEN
- TWO GOOD SIZED BEDROOMS
- OFF ROAD COMMUNAL PARKING
- INNER HALLWAY
- GOOD SIZED FITTED WHITE BATHROOM
- WATERSIDE LOCATION



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www.castles-online.co.uk



A RARE OPPORTUNITY TO RENT A LUXURY TWO BEDROOMED GROUND FLOOR APARTMENT - LIVING KITCHEN. TWO BEDROOMS. BATHROOM. COMMUNAL PARKING. AVAILABLE FROM DECEMBER 19th.

Directional Note

Travelling from the centre of Hinckley along Coventry Road towards A5, turn left immediately after the Wharf Pub. Follow the private driveway and you will see The Moorings on the left hand side.

Viewing Arrangements

By appointment with the agent

Description

A recently built luxury ground floor two bedroom waterside apartment.

This property enjoys modern open plan living kitchen with feature arch windows, two good sized bedrooms, inner hallway and fitted white bathroom.

This property is in the ideal location for commuters being close to Hinckley town centre, Hinckley train station, M69 and A5. More specifically the well planned electrically heated, uPVC double glazed accommodation comprises:

Open Plan Living Kitchen

18'0" x 12'9" (5.5 x 3.9)

Having a range of modern fitted units including base units, drawers and wall cupboards, built in electric oven, electric hob with extractor hood over, single drainer stainless steel sink and mixer tap, butchers block work surfaces, inset ceiling spot lighting, space and plumbing for washing machine, space for fridge/freezer, TV point, French doors with direct access to communal parking, large feature arched windows, under floor electric heating

Inner Hallway

Having inset ceiling spot lights and Elektra electric combination boiler

Bedroom One

11'1" x 7'10" (3.4 x 2.4)

Having underfloor electric heating and inset ceiling lights

Bedroom Two

10'9" x 9'10" (3.3 x 3)

Having underfloor electric heating and inset ceiling spotlights

Bathroom

6'6" x 5'6" (2 x 1.7)

Having fitted white suite including low flush w.c, vanity unit with hand basin, fully tiled bath area with panelled bath and chrome shower over, extractor fan, heated towel rail and inset ceiling lights

Outside

Communal Parking

canal



Fees

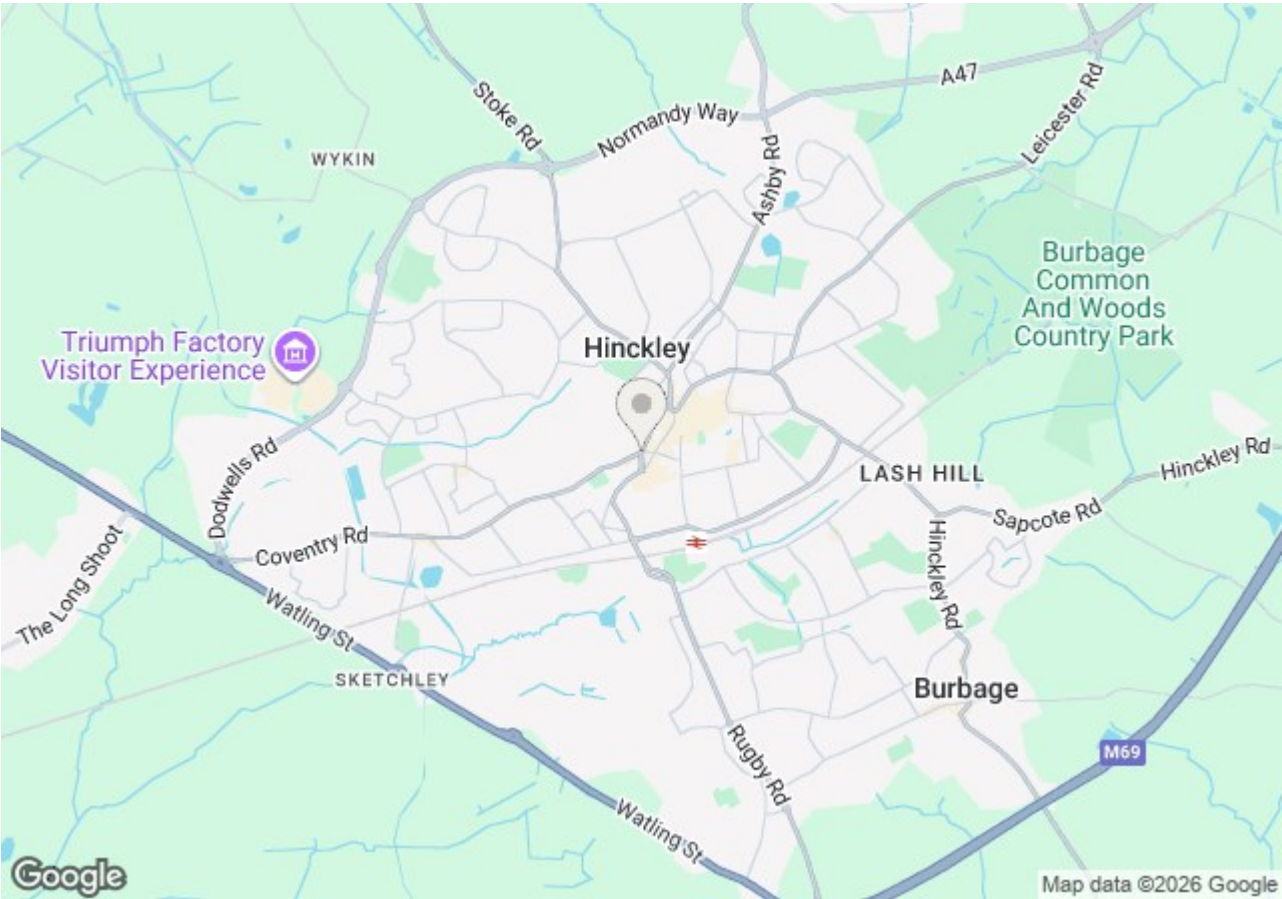
One month rent upfront

PLUS

Deposit = 5 Weeks rent

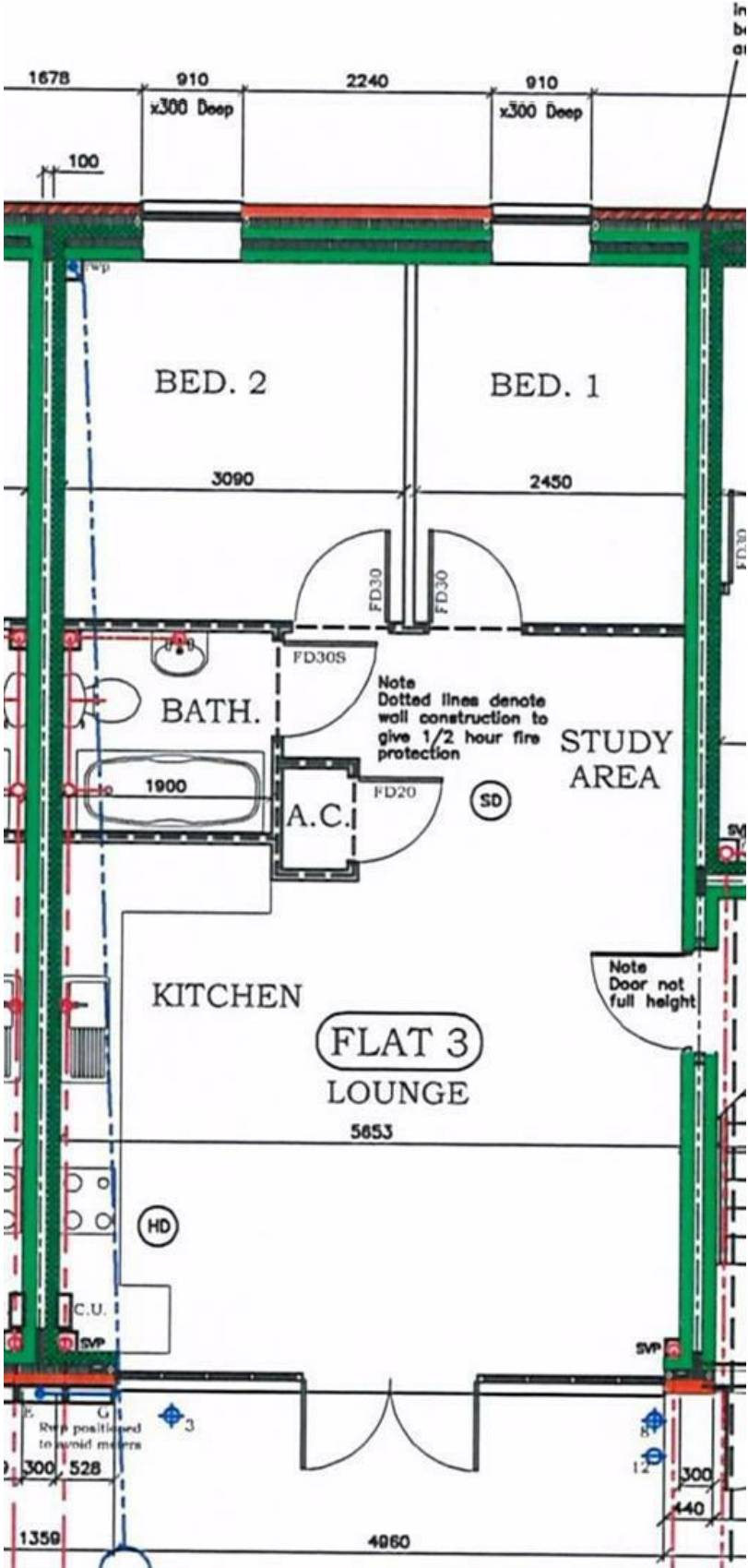
| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 72 | 72 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy 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 | | |
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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
