

# CASTLE ESTATES

1982

**A WELL PRESENTED TWO BEDROOMED FIRST FLOOR MAISONETTE SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION**



**4 MASON COURT  
HINCKLEY LE10 0JY  
Guide Price £140,000**

- Ground Floor Entrance Vestibule
- Spacious Lounge
- Two Good Sized Bedrooms
- Communal Parking
- First Floor Inner Landing
- Kitchen
- Family Bathroom
- NO CHAIN



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www.castles-online.co.uk



**\*\* NO CHAIN \*\*** A well presented first floor maisonette situated in a popular and convenient location, close to all local shops, schools and amenities. Those wishing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys ground floor entrance vestibule with stairs up to inner landing, spacious lounge, well fitted kitchen, two good sized bedrooms and a family bathroom. Outside the property has communal parking.

### **COUNCIL TAX BAND & TENURE**

Hinckley and Bosworth Borough Council - Band B

This property is leasehold from 1986 with 959 years remaining. Approximately £600 for service and ground rent charges.

### **GROUND FLOOR ENTRANCE VESTIBULE**

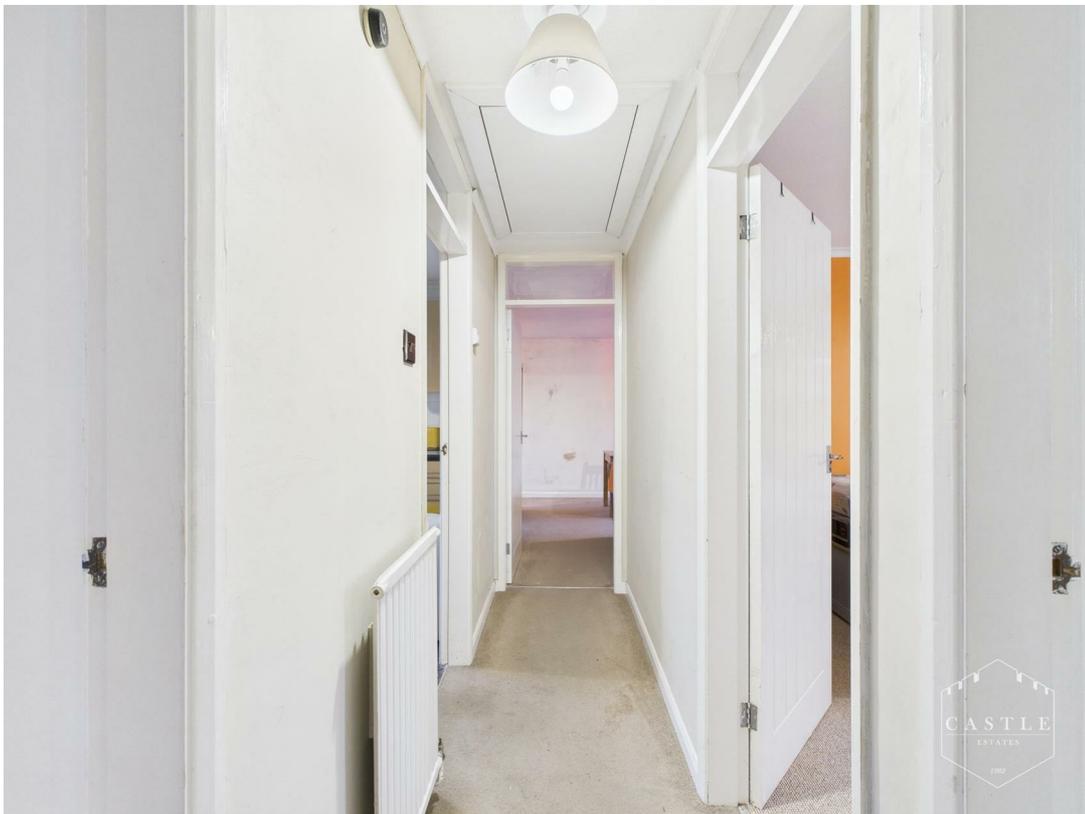
2'11 x 2'3 (0.89m x 0.69m)

having front entrance door and electric consumer unit. Staircase to First Floor Inner Landing.

### **FIRST FLOOR INNER LANDING**

11'9 x 2'11 (3.58m x 0.89m )

having central heating radiator and access to the roof space with drop down ladder.



**LOUNGE/DINING ROOM**

23'8 x 11'9 (7.21m x 3.58m )

having dual aspect windows to front and rear, central heating radiator, tv aerial point.







## KITCHEN

10'9 x 8 (3.28m x 2.44m )

having range of fitted units including base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, built in oven, ceramic hob with cooker hood over, space for fridge freezer, space and plumbing for washing machine, built in gas fired boiler for central heating and domestic hot water, central heating radiator and upvc double glazed window.





### BEDROOM ONE

11'8 x 9'5 (3.56m x 2.87m )

having central heating radiator and upvc double glazed window.





**BEDROOM TWO**

11'8 x 9'5 (3.56m x 2.87m )

having central heating radiator and upvc double glazed window.





## BATHROOM

8'1 x 5'7 (2.46m x 1.70m )

having panelled bath with shower over, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass.



## OUTSIDE

Communal Parking and Gardens.

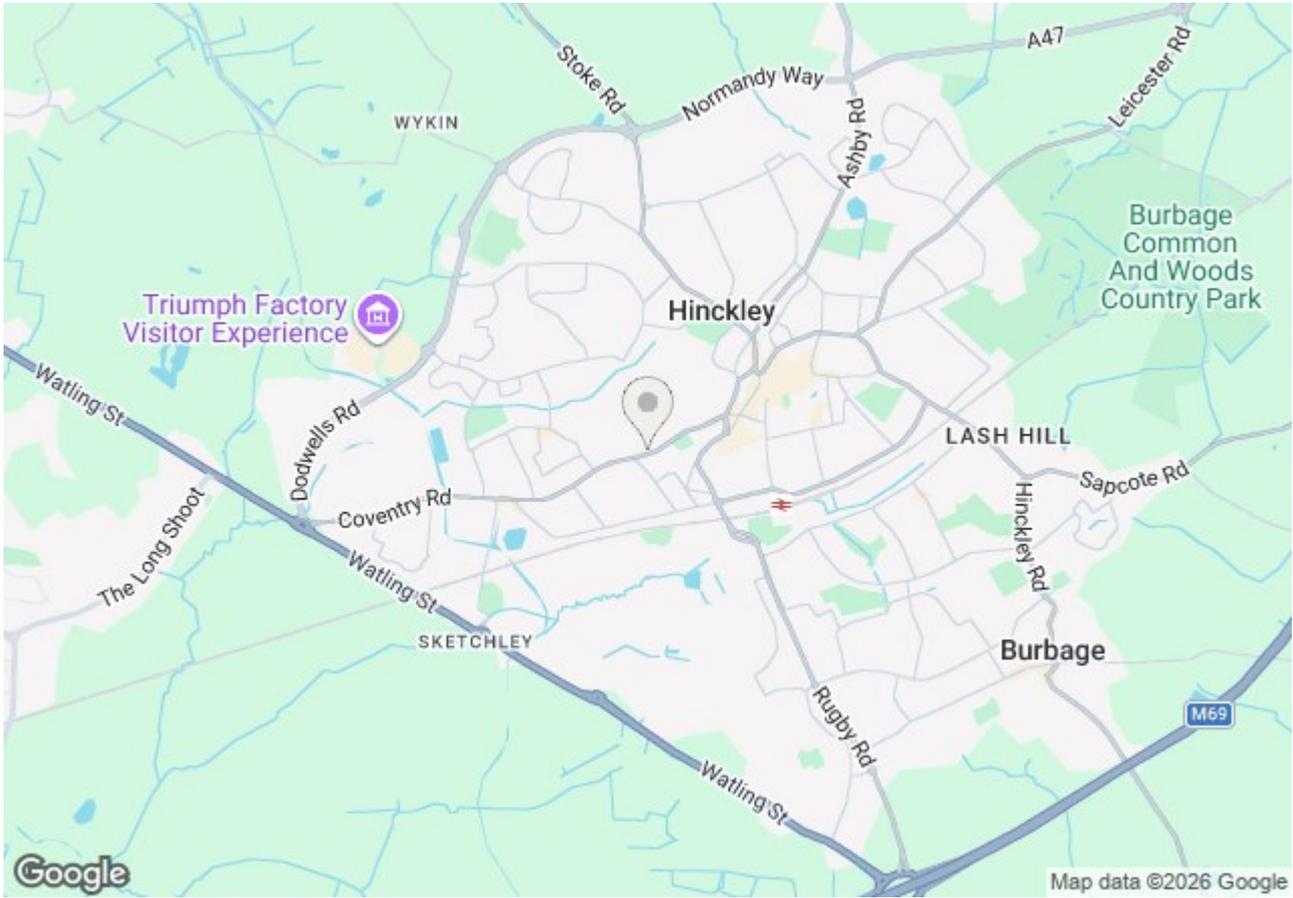


**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>79</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

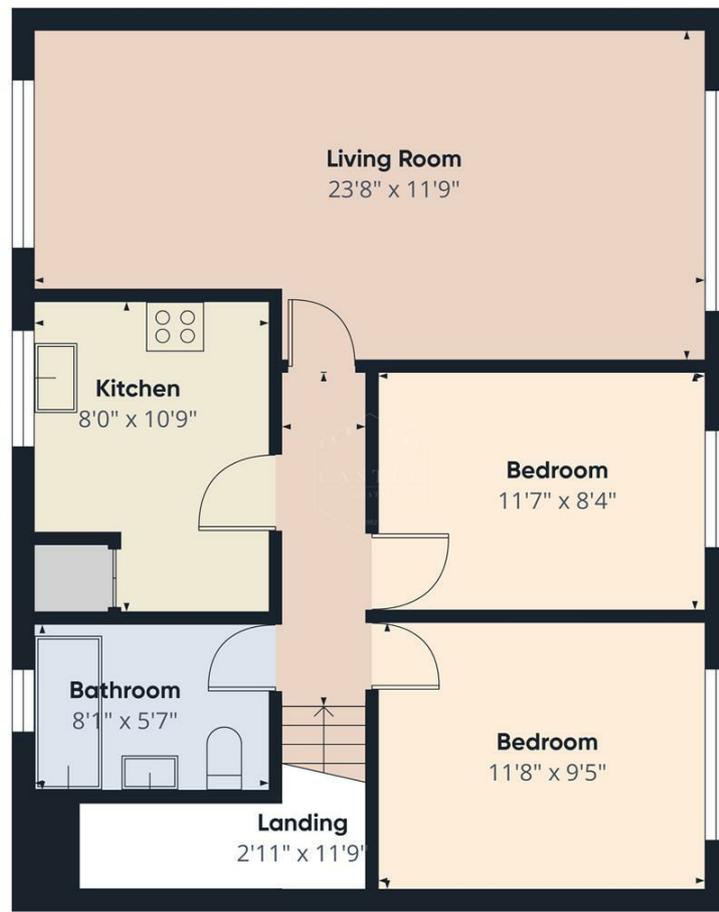
**Environmental Impact (CO<sub>2</sub>) Rating**

	Current	Potential
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(69-80) <b>C</b>		
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Approximate total area<sup>(1)</sup>  
665 ft<sup>2</sup>

(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



Floor 1

Floor 0

### **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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