CASTLE ESTATES

1982

A SPACIOUS TWO BEDROOMED MAISONETTE SITUATED IN A POPULAR AND CONVENIENT TOWN CENTRE LOCATION

6 MASON COURT
HINCKLEY LE10 0JY

Offers In The Region Of £145,000

- Entrance Vestibule To First Floor
- Kitchen
- Two Good Sized Bedrooms
- Communal Parking & Gardens
- VIEWING ESSENTIAL
- Private Inner Landing
- Spacious Lounge/Dining Room
- Family Bathroom
- Popular & Convenient Location
- NO CHAIN

CASTLE ESTATES 1982

112 Castle Street, Hinckley, Leicestershire. LE10 1DD
info@castles-online.co.uk - 01455 617997
www.castles-online.co.uk

** NO CHAIN - VIEWING ESSENTIAL ** A spacious maisonette situated in a popular and convenient town centre location, close to all local shops, schools and amenities. Those needing to commute will find easy access to the A47, A5 and M69 junctions making travelling to further afield very good.

The accommodation enjoys entrance vestibule with stairs up to private inner landing, kitchen, spacious lounge/dining room, two good sized bedrooms and a family bathroom. Outside the property has communal gardens and parking.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council Band B (Leasehold)

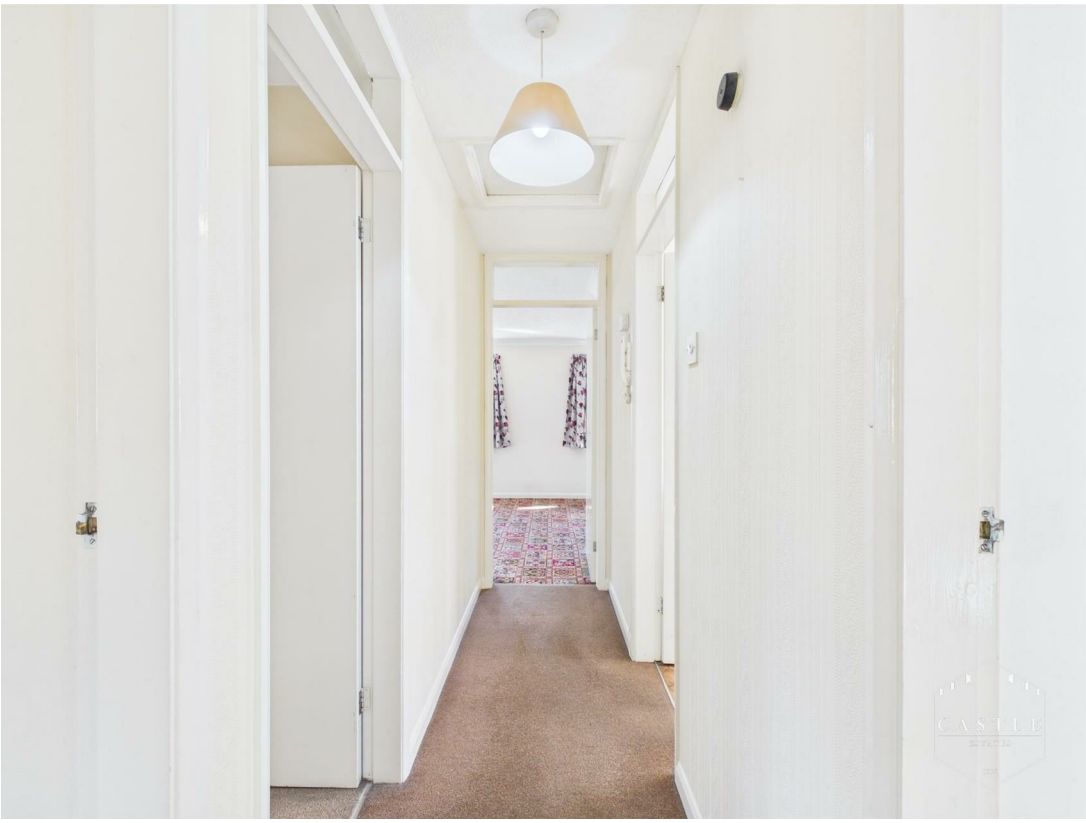
This property is leasehold with 959 years remaining and annual service charge of £600.00

ENTRANCE VESTIBULE

having upvc double glazed front door with obscure glass, built in meter cupboard and electric consumer unit. Staircase leading to First Floor.

PRIVATE INNER LANDING

11'6 x 2'11 (3.51m x 0.89m)
having access to roof space.



KITCHEN

10'10 x 8'2 (3.30m x 2.49m)

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, washing machine, cooker, central heating radiator and upvc double glazed window to side.

LOUNGE/DINING ROOM

23'8 x 11'8 (7.21m x 3.56m)

having two central heating radiators, tv aerial point, coved ceiling and two upvc double glazed windows to front.

BEDROOM ONE

10 x 9'4 (3.05m x 2.84m)
having built in wardrobes, central heating radiator and upvc double glazed window to side.

BEDROOM TWO

9'11 x 8'5 (3.02m x 2.57m)
having built in wardrobes, central heating radiator and upvc double glazed window to side.

FAMILY BATHROOM

8 x 5'7 (2.44m x 1.70m)

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

OUTSIDE

There is communal parking and gardens.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	75
(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 CO2 emissions		
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(81-91) B		
(69-80) C		
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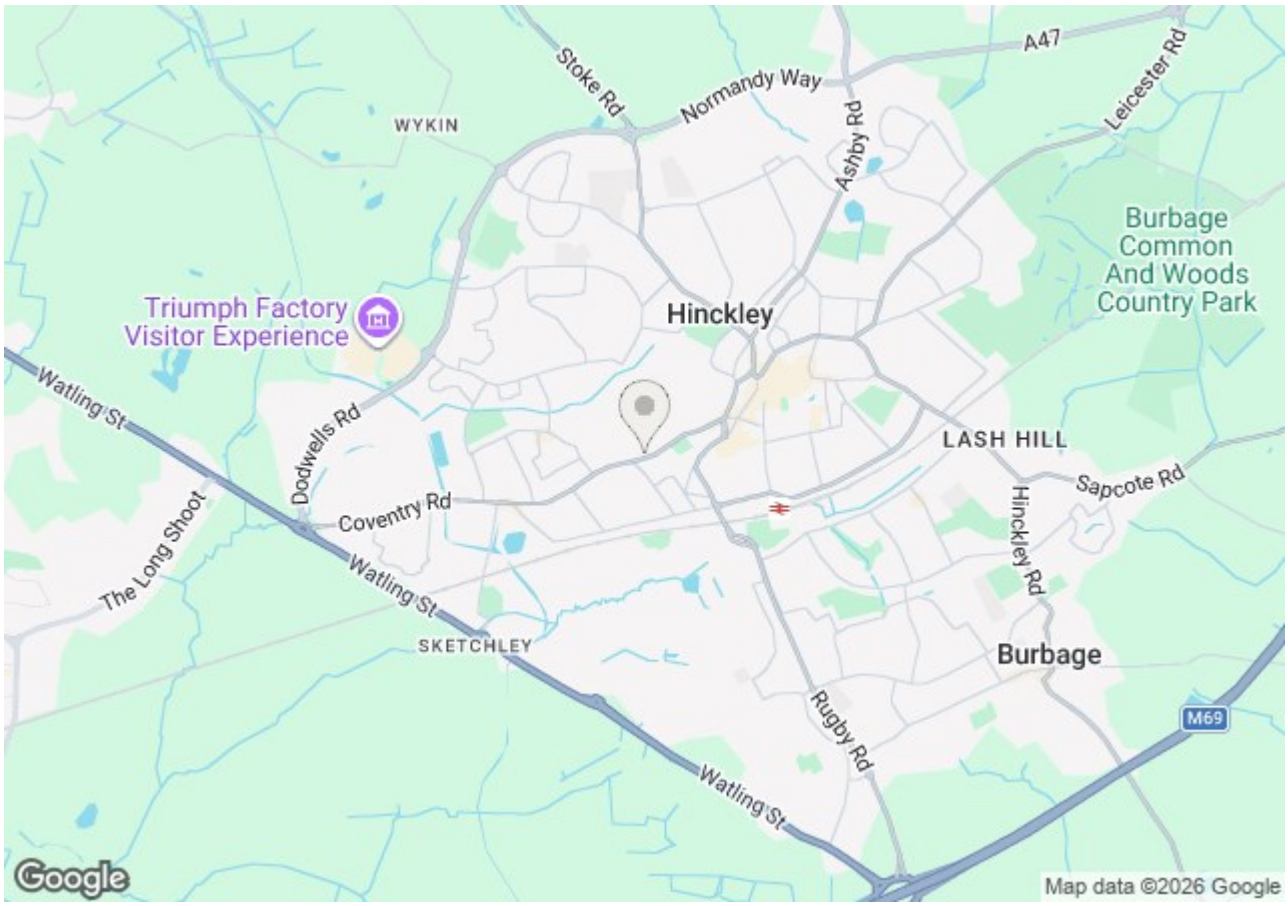

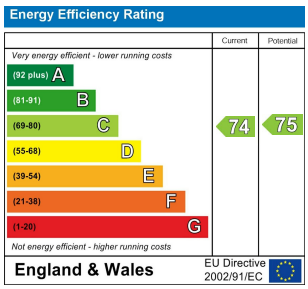
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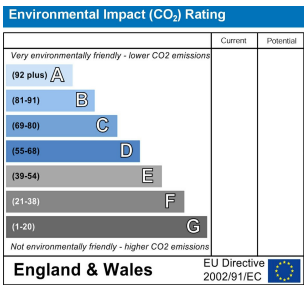
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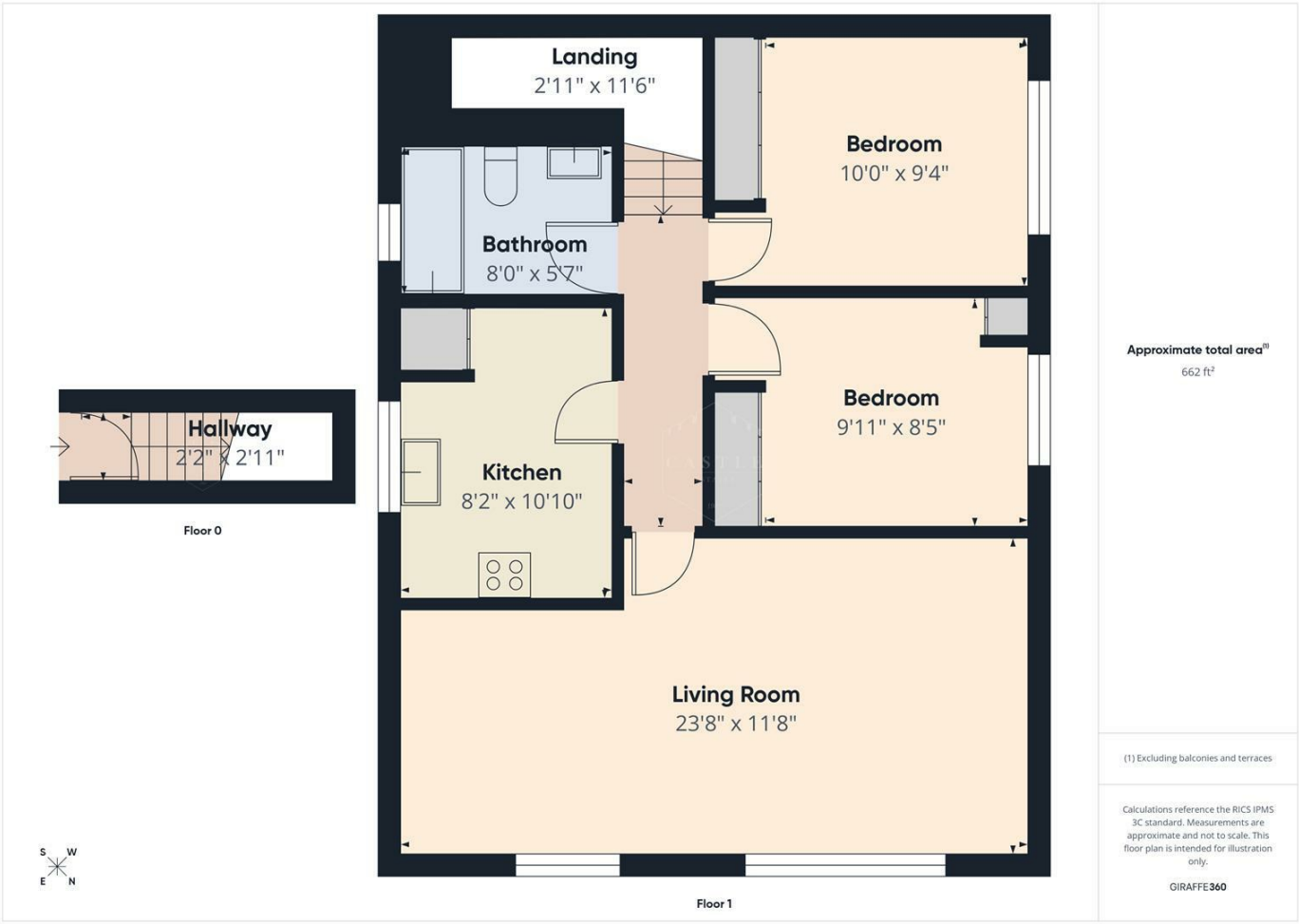
Hallway
2'2" x 2'11"
Floor 0
Landing
2'11" x 11'6"
Bathroom
8'0" x 5'7"
Bedroom
10'0" x 9'4"
Kitchen
8'2" x 10'10"
Bedroom
9'11" x 8'5"
Living Room
23'8" x 11'8"
Floor 1
S W
E N
Approximate total area(1)
662 ft²
(1) Excluding balconies and terraces
Calculations reference the RICS IPMS 3C standard. Measurements 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