



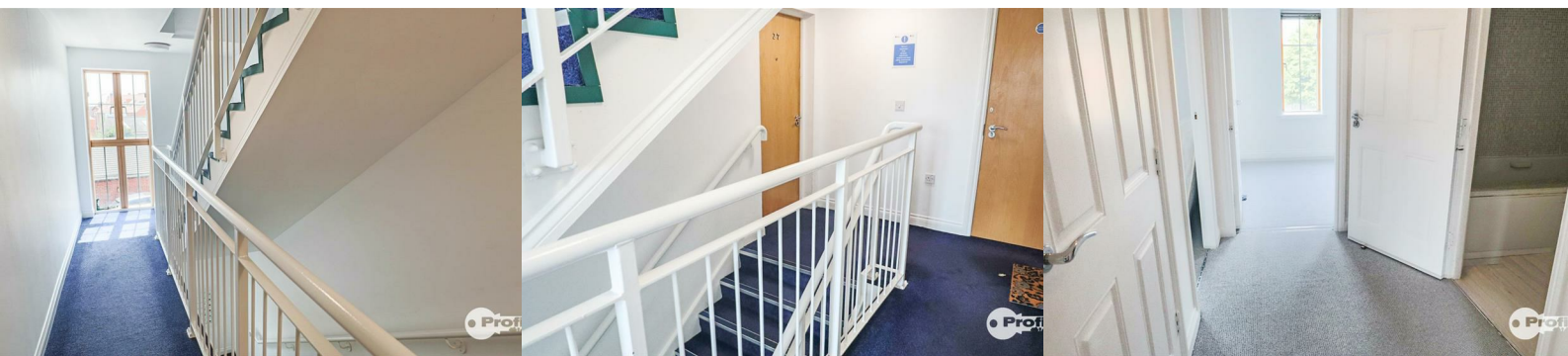
## Apartment 27, Weavers Court Trinity Lane

, Hinckley, LE10 0BT

£950 Per Month



A modern first floor apartment located within minutes walking distance of Hinckley town centre and having the benefit of sealed double glazing, night storage heating/electric panel, two double bedrooms, modern fitted kitchen, bathroom with shower, bedroom 1 with Juliette balcony, spacious lounge/dining room with Juliette balcony, allocated parking, security intercom.



## Communal Ground Floor Entrance Leading to First Fl

### Reception Hall 12'5" x 5'9" (3.81 x 1.77)

Having airing cupboard with encased pulsa cylinder, security intercom.

### Bedroom 1 (side) 13'4" x 12'7" (4.08 x 3.86)

Having twin double glazed french doors with juliette balcony and electric panel heater.

### Bedroom 2 (side) 12'4" x 8'4" (3.78 x 2.56)

Having twin double glazed windows, electric panel heater.

### Modern Bathroom (side) 7'8" x 7'3" (2.35 x 2.23)

Having full suite in white comprising of panelled bath with mixer shower and side glazed screen, wash hand basin in vanity unit with base drawers, low level flush wc with concealed cistern, extractor fan, Creda wall heater, ceramic wall tiling.

### Modern Breakfast Room (side) 12'4" max x 8'2" (3.78 max x 2.50)

Having stainless steel sink unit, range of base and wall units comprising of four base and six wall units, associated work surfaces, ceramic wall tiling, downlights to ceiling, plumbing for washing machine, split level ceramic hob and electric fan assisted oven, extractor hood.

### Spacious Lounge/Dining Room (front) 15'11" x 13'6" (4.87 x 4.13)

Having twin double glazed french doors with juliette balcony, night storage heater.

## Outside

### Allocated Parking

## Area Map



## Floor Plans



## Energy Efficiency Graph

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>		
(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	

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