



Well presented two double bedroom apartment

D/glazing & Gas c/heating

Fitted kitchen

First floor

Spacious lounge

Two double bedrooms



Praetor House
Hinckley, LE10 1RP

£135,000

Secure communal entrance

With stairs to all floors

Entrance Lobby

With further door to;

Entrance Hall

With radiator, loft access and store cupboard

Lounge 15' 0" x 14' 2" (4.56m x 4.32m)

Two double glazed windows to front aspect, radiators, television and telephone points.

Kitchen 8' 10" x 8' 8" (2.70m x 2.65m)

Double glazed window to front aspect, fitted with a range of eye and base level units with contrasting roll top work surfaces over, integral hob and oven with extractor above, space for fridge freezer, plumbing for washing machine, tiled splash backs

Bedroom One 11' 4" x 8' 10" (3.46m x 2.68m)

Double glazed window to rear aspect, fitted double wardrobes and radiator.

Bedroom Two 9' 7" x 7' 9" (2.91m x 2.36m)

Double glazed window to rear aspect and radiator

Bathroom

Fitted suite with low level WC, pedestal wash basin, panelled bath with shower over and folding shower screen, radiator and double glazed window.

Externally

The development has attractive communal grounds and one allocated parking space

Agents Note

The property is a leasehold property, details below are for guidance only and should be verified by your legal advisor. Lease term: 150 years from 2002 Ground rent £68.31 paid twice yearly in advance Maintenance £205.00 paid quarterly in advance Reserve fund £15.00 paid quarterly in advance.