



13 St Johns, Hinckley, LE10 1NX  
£595 Per Calendar Month



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Please email for viewing.

A well presented one bedroom ground floor apartment in this popular residential block. It has an Entrance Hallway, Lounge, Kitchen, Bathroom & Bedroom (with wardrobes). The apartment is recommended for it's central setting and access to the town centre and good commuting via surrounding road, bus or rail networks.

Council Tax Band A

### **Communal Entrance Hall**

There is a communal door into the block, and then a further door which leads into the communal area solely used by this apartment. There is then the front door into the apartment from the corridor.

### **Entrance Hall**

With a door to the frontage, with access off to all the main rooms:

### **Sitting Room**

15'8" x 9'11" (4.78 x 3.02)

UPVC double glazed window to the rear elevation, an electric fire set in an Adam style fireplace, an electric heater, decorative dado rail, and TV aerial point.

### **Kitchen**

11'4" x 6'7" (3.45 x 2.01)

Fitted with a range of wall and base level units with working surfaces over and tiled splashbacks, there is an inset sink and drainer, built in electric oven and hob with a hood over, plumbing for a washing machine, and a UPVC double glazed window to the rear aspect.

### **Bedroom**

11'9" x 9'5" (3.58 x 2.87)

Having four door fitted wardrobes set along one wall, with case cupboards set in between, UPVC double glazed window to the front aspect, and telephone point.

### **Bathroom**

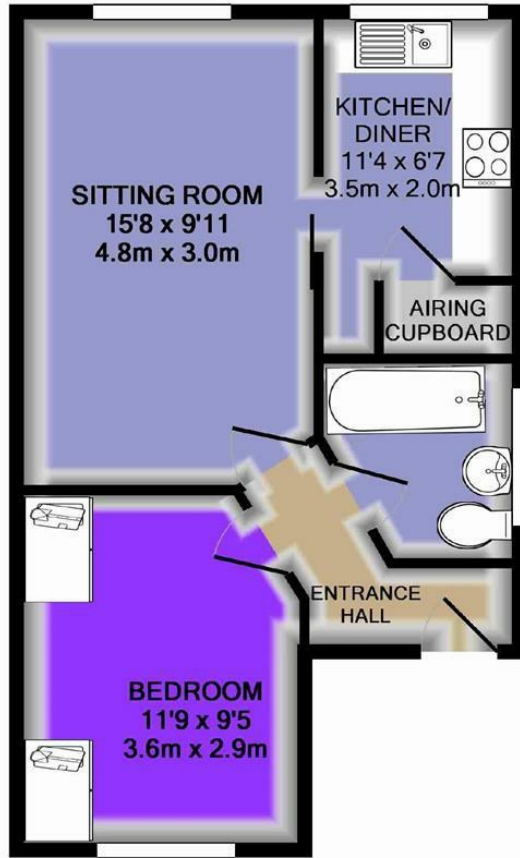
6'8" x 6'7" (2.03 x 2.01)

Having a three piece suite comprising a low level w.c., wash hand basin and a bath with shower over with tiled surrounds, a shaver light, extractor fan, and UPVC double glazed window to the side aspect.

### **Outside**



There is a nominated parking space with the property set at the rear of the apartment.



TOTAL APPROX. FLOOR AREA 405 SQ.FT. (37.6 SQ.M.)

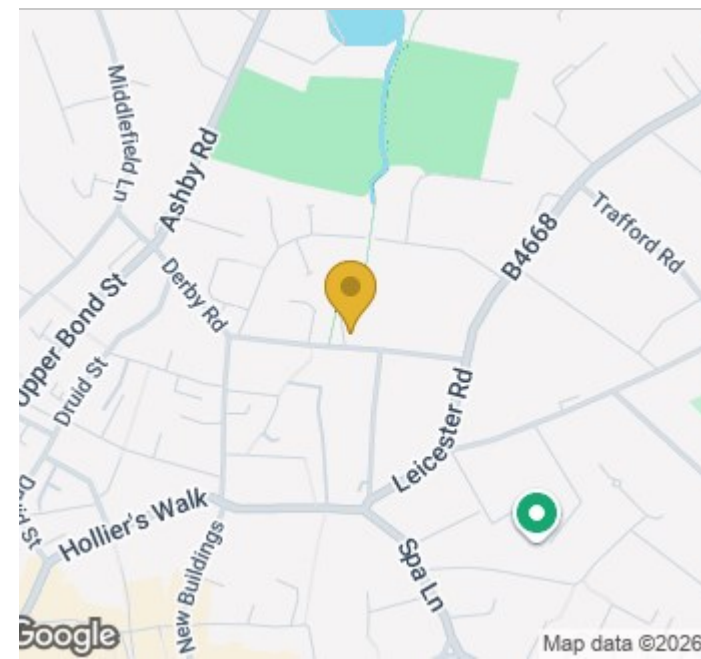
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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Leaving Hinckley along Derby Road take a right turn onto John Street, where the apartments at St Johns are situated on the left hand side. The property is located in the block facing the road on the ground floor. For SATNAV users the post code is LE10 1NX.

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>		72	78
		EU Directive 2002/91/EC	