



**9 Danelaw Court, Hinckley, LE10 0NU**  
**£895 Per Calendar Month**



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RH Homes and Property are very pleased to be able to offer this two bedroom apartment in an excellent location for Hinckley town centre and it's connecting travel networks.

The apartment is modern and spacious and comprises: Entrance Hallway, Two Double Bedrooms, Bathroom and an accommodating Kitchen/Living Area.

Located on the Second (Top) Floor so no neighbours above, of this stylish modern development

The property has allocated car parking.

PLEASE EMAIL IN FIRST INSTANCE FOR VIEWING.  
Council Tax Band A  
Deposit : £975

**Entrance Hall**  
With laminate flooring, intercom telephone and access to storage cupboard.

**Kitchen/Living Area**  
Offering continued laminate flooring, a good range of gloss fronted soft close wall and base units with working surfaces over, an inset stainless steel sink and drainer, four ring electric hob with oven under and hood over, plumbing for washing machine, tiled splashbacks, electric heater, two UPVC double glazed windows ,and media point for internet, phone and TV.

**Bedroom One**  
With laminate flooring, electric heater, built in wardrobe and double glazed skylight window.

**Bedroom Two**  
With laminate flooring, electric heater, built in wardrobe and double glazed skylight window.

**Bathroom**  
Having tiled flooring and part tiled surround, with a three piece white suite consisting of low flush w.c., wash hand basin and bath with shower off of the taps and screening over. Heated towel rail, extractor fan, shaver socket, mirror, and ceiling spotlights. Skylight window to the side.

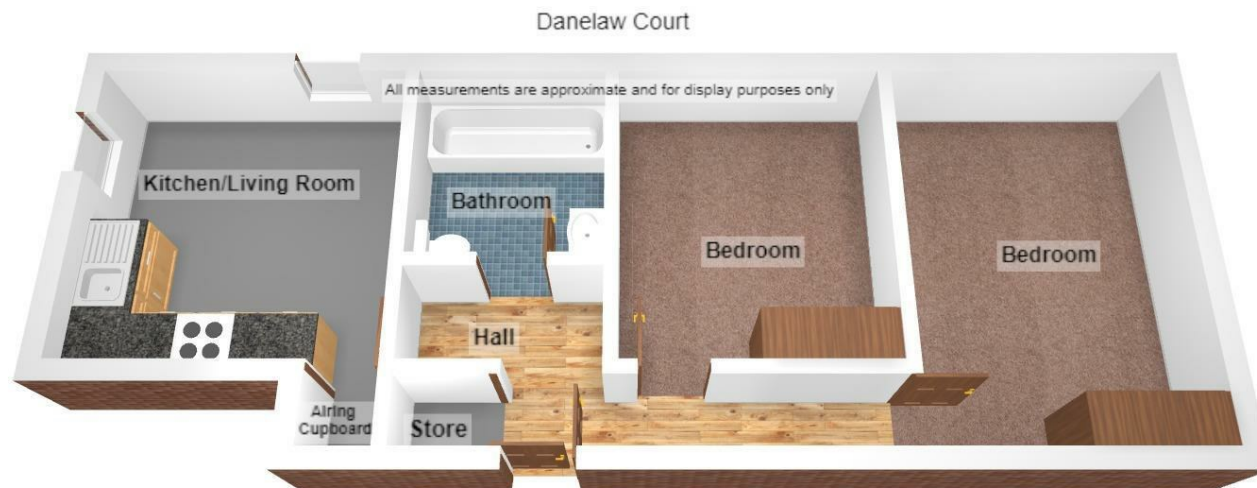
**External**



The development has several green areas (maintained by the owners) individual mailboxes and an enclosed timber gated bin store at the entrance to the development.

There is an allocated PARKING SPACE.





Leaving Hinckley along Coventry Road (Heading towards the A5), continue on past the Marina, at the next set of traffic lights continue on Coventry Road, past the first access to Paddock Way/Long Meadow Drive, shortly further on is a second turning on the left into Paddock Way, Danelaw Court is immediately on the left hand side. Post Code is LE10 0NU.

## 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.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		
(81-81) <b>B</b>		
(69-80) <b>C</b>	77	77
(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	

108 Castle Street, Hinckley, Leicestershire, LE10 1DD  
 Tel: 01455 633244 Email: rharris@rhhomesandproperty.com  
 www.altosoftware.co.uk

