SALES
LETTINGS
MORTGAGES
MANAGEMENT

Barkers Est.1985

Asking Price £85,000

Lawnswood, Hinckley, LE10 0YB

- First Floor Apartment
- One Double Bedroom
- Bathroom
- Council Tax Band A
- Leasehold
- Spacious Lounge
- Breakfast Kitchen
- Residents Parking
- EPC C
- No Chain

barkers1985.co.uk

79 Queens Road, Clarendon Park, Leicester, LE2 1TT
T: 0116 2709394 queensroad@barkers1985.com

Barkers are pleased to offer a SPACIOUS ONE BEDROOM FIRST FLOOR APARTMENT in HINCKLEY.

Conveniently located to good road links, on a bus service to the popular town centre and close to local shops.

The property is on offer CHAIN FREE and would ideally suit a FIRST TIME BUYER or INVESTOR.

With a secure intercom access to the communal hallway with stairs to the first floor and the front door the accommodation comprises entrance hall with large storage cupboard, lounge, bedroom, kitchen and bathroom and benefits from Gas Central Heating and Double Glazing.

VIEWING IS RECOMMENDED - CALL BARKERS NOW ON 0116 2709394

COMMUNAL HALLWAY
Via intercom to the communal hallway with stairs to the first floor and the wooden front door

ENTRANCE HALL
With airing cupboard housing the hot and cold water tanks, central heating programmer and useful large storage cupboard, (1.85 m X 1.79m), with hanging rails and drawers

STORAGE CUPBOARD

LOUNGE
10'1" x 16'1" (3.08 x 4.92)
With double glazed window to rear elevation, coving and radiator

BREAKFAST KITCHEN
5'8" x 12'11" (1.75 x 3.95)
Fitted with a range of white fronted wall, base units with drawer, sink with drainer, "Baxi" wall mounted boiler, breakfast bar, space for gas cooker, space for washing machine and space for a fridge freezer, pantry storage cupboard, double glazed window to front aspect and radiator

BEDROOM
8'9" x 13'0" (2.67 x 3.97)
Double glazed window to rear aspect and radiator

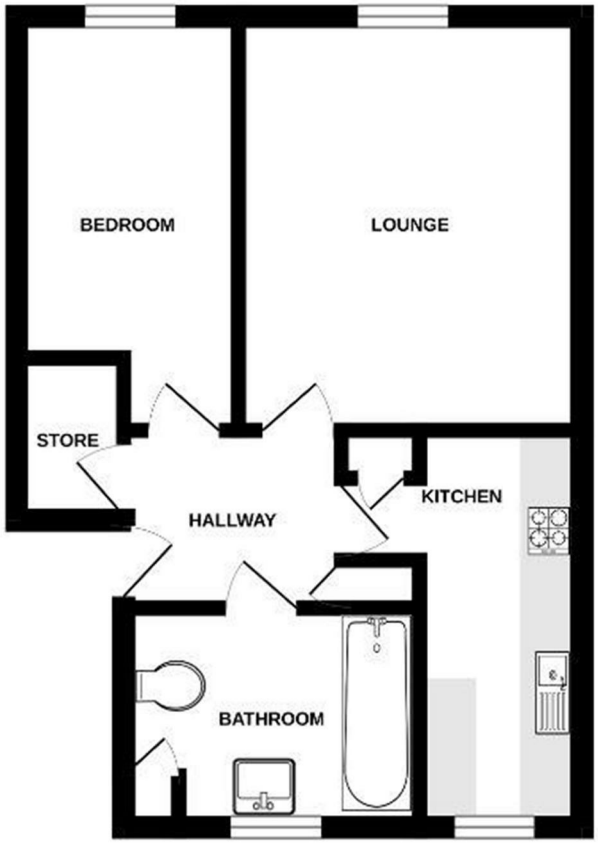
BATHROOM
7'6" x 5'8" (2.29 x 1.75)
Fitted with a white suite comprising pedestal wash hand basin, low flush WC and bath with an electric shower over. Double glazed window to front elevation, storage cupboard and radiator.

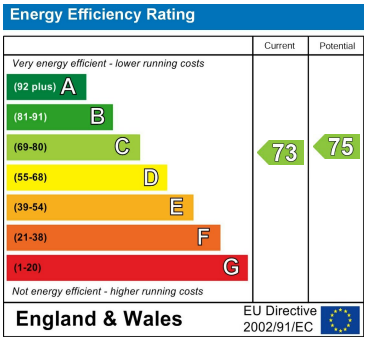
OUTSIDE
Carpark to side. Gate leads to the front of the flats, washing lines, bin store and well kept communal grounds

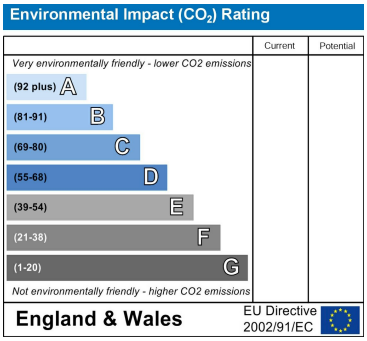
LEASE
Management Company: Places for People Homes Limited
125 years from 1989
£10 pa Ground Rent
£2857.16 per annum Service Charges

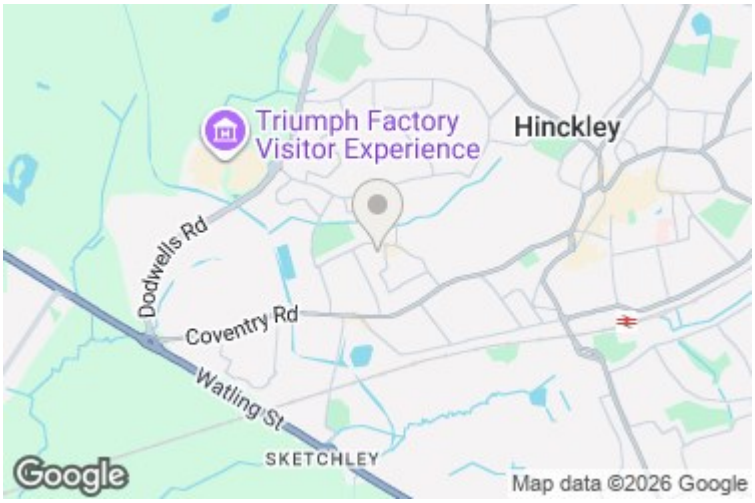
FREE VALUATION
Thinking of selling? We would be delighted to provide you with a free market appraisal/valuation of your own property. Please contact Barkers to arrange a mutually convenient appointment on Tel: 0116 270 9394

GENERAL REMARKS
We are unable to confirm whether certain items in the property are in fully working order (i.e. gas, electric, plumbing etc.) The property is offered for sale on this basis. Prospective purchasers are advised to inspect the property and commission expert reports where appropriate. Barkers Estate Agents have a policy of seeking to obtain any copy guarantees / invoices relating to works that may have been carried out by a previous or existing owner. Please ask one of our staff members to check files for any relevant documentation that have come to our attention.
Photographs are reproduced for general information and it must not be inferred that any items shown are included in the sale with the property.
MONEY LAUNDERING
Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport or driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase of the sale of a property.
MORTGAGES
Barkers Estate Agents offer the services of an independent mortgage and financial adviser. Please ask an advisor for further information.
VIEWING TIMES
Viewing strictly by appointment through Barkers Estate Agents.
Hours of Business:
Monday to Friday 9am -5pm
Saturday 9am - 4pm








Triumph Factory
Visitor Experience
Hinckley
Dodwells Rd
Coventry Rd
Watling St
SKETCHLEY
Google
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THINKING OF SELLING?

WE OFFER THE FOLLOWING:

- No sale – no fee
- Accompanied viewing service
- Full colour brochures
- Eye catching 'For Sale' board
- Internet advertising
- Newspaper advertising
- Viewing feedback within 24 hours of viewing taking place
- Regular contact from our office with updates
- Property internet reports
- Friendly and efficient customer service
- Prime high street branches
- Dedicated sales progression through to completion
- Floor plan service