



## 56A & 56B QUEENS ROAD, HINCKLEY, LE10 1EF

**OFFERS OVER £125,000**

**NO CHAIN!** Two bedroom ground floor flat overlooking Queens park. Popular and highly convenient location within walking distance of the town centre, the Crescent, local schools, the leisure centre, doctors, dentists, train and bus stations. The property benefits from white panelled interior doors and gas central heating. The deceptively spacious maisonette offers entrance hallway, and open plan living kitchen dining room. Two good sized bedrooms and bathroom with separate shower cubicle. Carport to front. Fenced and enclosed rear garden.



## TENURE

Leasehold

999 years from 2025.

50% Share of the freehold.

Maintenance costs shared between the 2 flats.

Council tax band= B

## ACCOMMODATION FOR 56A AS FOLLOWS

Wooden and glazed door to

### ENTRANCE HALLWAY

With single panelled radiator, emergency lighting, smoke alarm, attractive white panelled interior door to

### BEDROOM ONE TO FRONT

9'11" x 11'4" (3.04 x 3.47 )

With double panelled radiator and TV aerial point. Attractive white panelled interior door to



### LIVING DINING KITCHEN TO REAR

19'6" max x 22'9" (5.96 max x 6.94 )

The kitchen area with a range of fitted kitchen units with black roll edge working surfaces above, inset four ring gas hob with extractor hood above and electric oven and grill beneath. Integrated fridge and freezer, Hotpoint washing machine and tiled splash backs. Further range of wall mounted cupboard units one housing the Glow-worm gas combination boiler for the central heating and domestic hot water and display units and appliances recess points. The living area with double panelled radiator, laminate wood strip flooring, TV aerial point, UPVC SUDG sliding doors to rear garden.



### BEDROOM TWO TO REAR

7'4" x 13'4" (2.24 x 4.08 )

With double panelled radiator and TV aerial point.



## **FAMILY BATHROOM**

7'8" x 6'5" (2.34 x 1.96 )

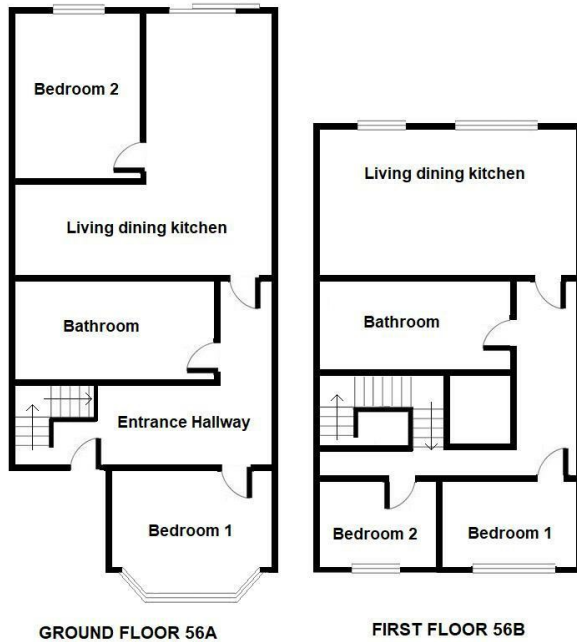
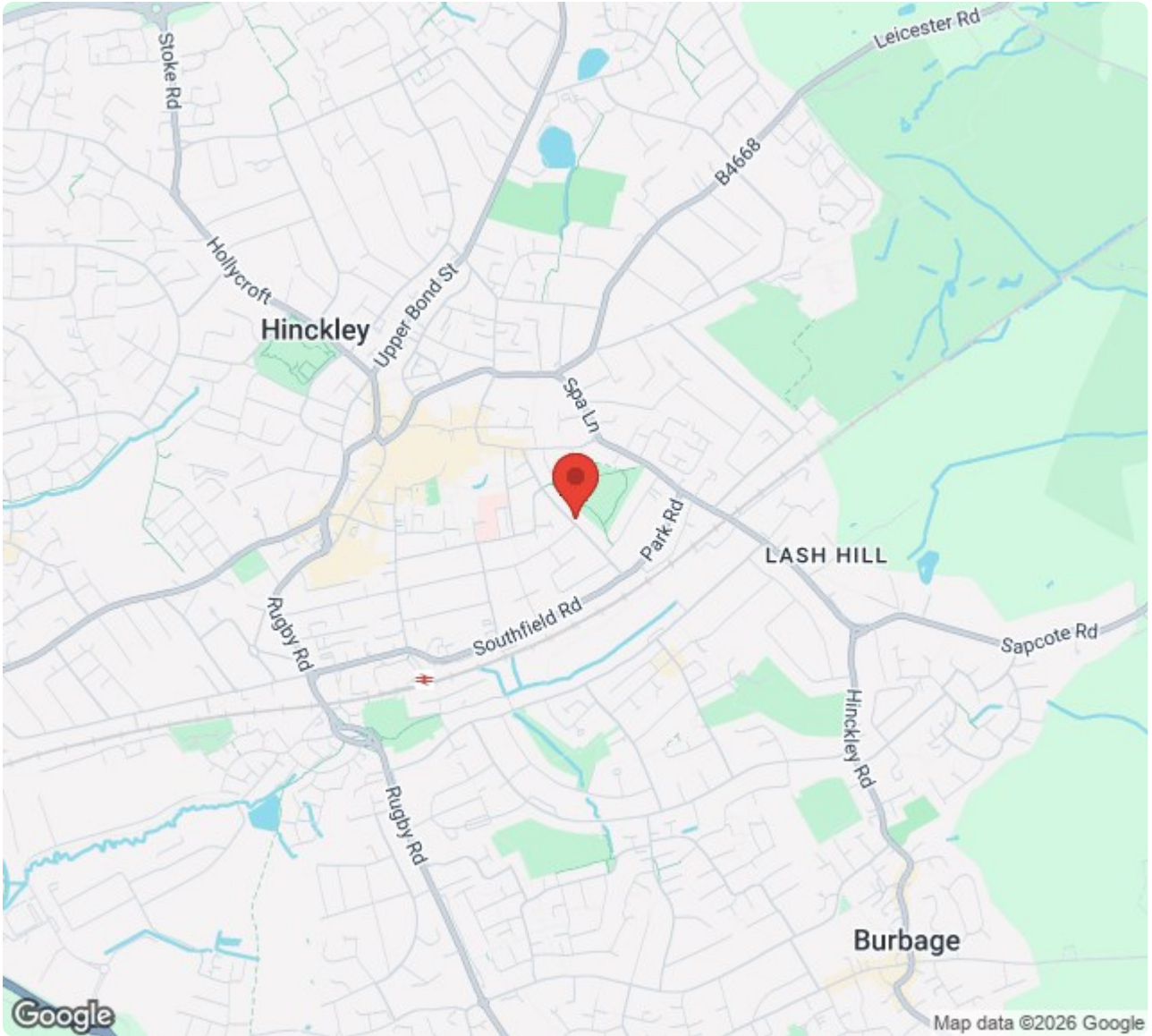
With white suite consisting separate shower cubicle with tiled surrounds, panelled bath with tiled surrounds, vinyl flooring, low level WC, pedestal wash hand basin, extractor fan, wall mounted mirror fronted cupboard and a single panelled radiator.



## **OUTSIDE**

To the front of the property is a car port. To the rear of the property is the fenced and enclosed rear garden. Adjacent to the property is a slabbed patio and plastic shed. The garden has views overlooking Queens Park.





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>		74	75
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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