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## FLAT 9 UPPER HOUSE UPPER BOND STREET, HINCKLEY, LE10 1WB OFFERS OVER £130,000

Stylish ground floor apartment in this impressive new retro development. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, Hollycroft Park, public houses, restaurants and good access to major road links. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, laminate wood strip, luxury fitted kitchen and shower room. Spacious accommodation offers entrance hall and open plan living dining kitchen. 1 Double bedroom and shower room. Allocated parking, bike and bin stores. Viewing recommended. Blinds and light fittings included.



## TENURE

Leasehold

Council Tax Band B - Service charge £1,065.00 per year (split into two payments at 6 month intervals)

Ground rent approx £61 per half year

150 years remaining on the lease from 2020.

## ACCOMMODATION

Attractive grey woodgrain front door to

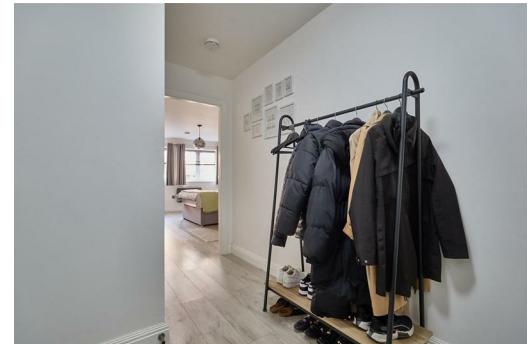
### ENTRANCE HALLWAY

With grey oak wood finish laminate wood strip flooring, security entry phone, telephone points including broadband. Wall mounted consumer unit, wired in smoke alarm. All power points and light switches are in chrome. Attractive white woodgrain interior doors to



### OPEN PLAN LIVING/DINING/KITCHEN

10'8" x 21'7" (3.26 x 6.58)



### KITCHEN AREA

With a fashionable range of gloss grey fitted kitchen units with soft close doors consisting inset single drainer stainless steel sink unit, mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting white marble finish working surfaces above with inset four ring induction hob unit, single fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. White tiled splashbacks. Further matching range of wall mounted cupboard units and shelving. Further integrated appliances include a washer/dryer and a fridge freezer. There is also inset ceiling spotlights. Wired in heat detector. Grey oak laminate wood strip flooring.



### LOUNGE/DINING AREA

With grey oak laminate wood strip flooring, TV aerial point and wired in smoke alarm, wall mounted wireless controllable electric heater.

### BEDROOM ONE TO FRONT

10'11" x 16'9" (3.33 x 5.12)

With grey oak wood finish laminate wood strip flooring, wall mounted black wireless electric heater (which is controllable). Wired in smoke alarm.



### SHOWER ROOM TO REAR

6'5" x 8'0" (1.97 x 2.45)

With white suite consisting of a fully tiled corner shower cubicle with glazed shower doors, vanity sink unit with gloss white drawers beneath, illuminated mirror above. Low level WC. Contrasting fully tiled including the flooring. Shaver point and inset ceiling spotlights. Extractor fan, wall mounted black heated towel rail.



### OUTSIDE

To the rear of the property is an allocated parking space, there is also bin stores and bike storage.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	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)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC