



APARTMENT 1, HORSEFAIR MEWS THE HORSEFAIR, HINCKLEY, LE10 0AE

£120,000

NO CHAIN spacious first floor apartment. Sought after and highly convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, Queens Park, restaurants, public houses and good access to the main road links. Well presented with a range of good quality fixtures and fittings including oak panelled interior doors, granite working surfaces, security entry system, electric storage heaters and UPVC SUDG. Offers entrance hallway, store cupboard, lounge dining room & fitted kitchen. one good sized bedroom and bathroom with shower. allocated parking space. Carpets, blinds, furniture & white goods included, if required. Contact agents to view. Ideal First Time buy or Buy to Let investment.



TENURE

LEASEHOLD

125yrs from 27/02/2005

£107pcm for service charge and ground rent

COUNCIL TAX BAND - A

EPC RATING - C

ACCOMMODATION

Oak door to:

ENTRANCE HALLWAY

Secure intercom entry system, wall mounted electric heater, solid door to storage cupboard housing the fuseboard and immersion tank. solid doors to:

BEDROOM

10'7" x 14'10" (3.25 x 4.53)

wall mounted electric heater, UPVC SUDG door to balcony



BATHROOM

7'3" x 7'3" (2.22 x 2.23)

White suite consisting low level WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, tiled surrounds, glazed shower enclosure with bar shower. Tile effect flooring, wall mounted electric heater, spotlights and extractor fan.



THROUGH LOUNGE DINER

12'9" x 18'11" (3.91 x 5.79)

UPVC SUDG French doors to balcony with timber decked floor and wrought iron railings. TV aerial point and heater.



KITCHEN

7'11" x 14'2" (2.43 x 4.33)

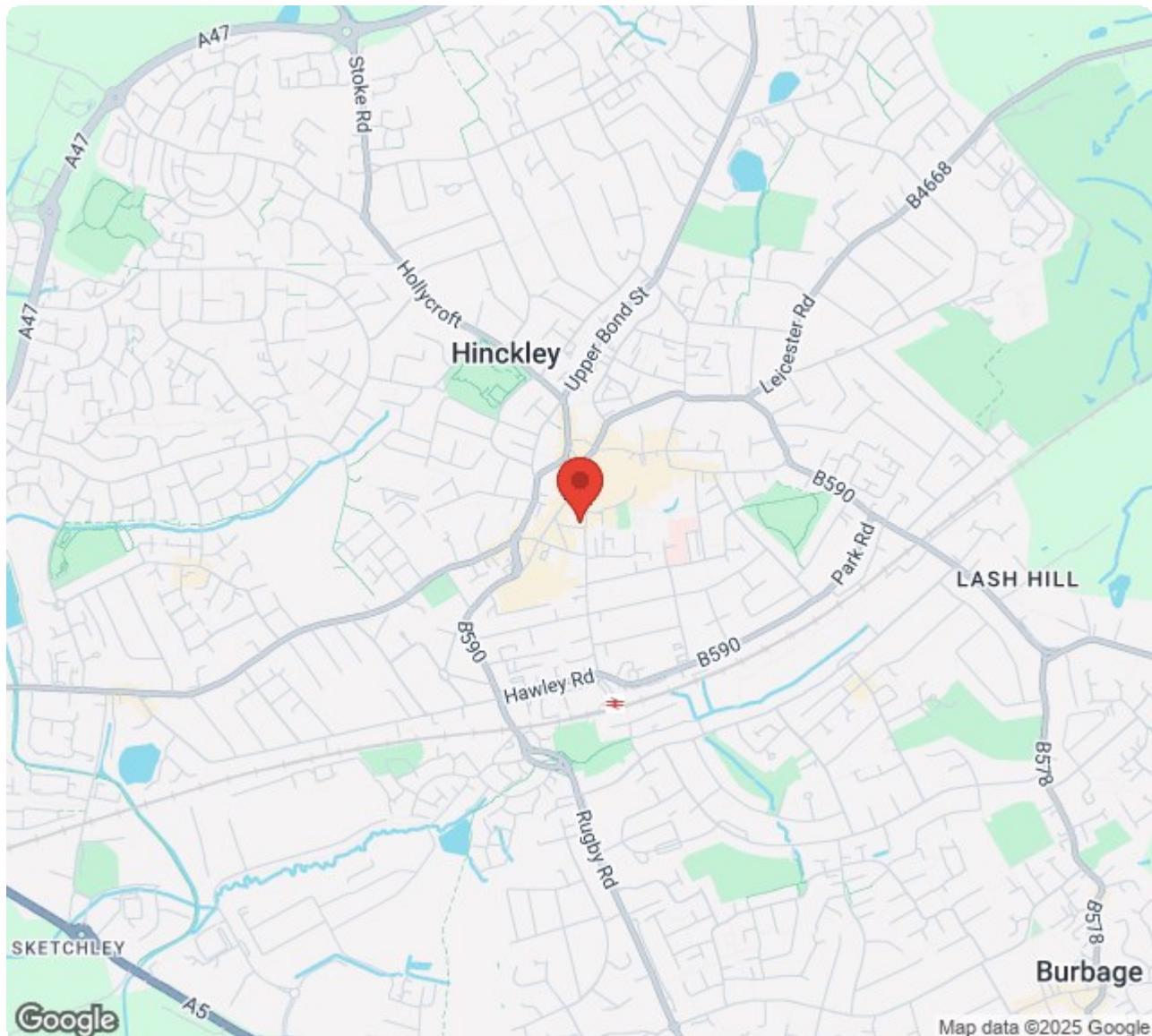
Range of floor standing cupboard units with granite worktops over and inset stainless steel sink with chrome mixer tap. Built in dishwasher, new fridge freezer and washing machine. Zanussi double oven with four ring electric hob and extractor above. Further matching range of wall mounted cupboard units. Wall hung electric heater, inset spotlights and tiled effect flooring.



OUTSIDE

One allocated parking space.





Ground Floor



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A	86
(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	
Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
England & Wales EU Directive 2002/91/EC	