



27 Upper Bond Street

, Hinckley, LE10 1WA

Offers In The Region Of £129,950



A stunning spacious, 2 bedroom, 2 bathroom second floor luxury flat, located within minutes walking distance from Hinckley's town centre. Additional benefits of central heating, PVCu double glazing, open living with a spacious lounge/ dining room/kitchen, bedroom 1 with ensuite shower, bathroom with shower, fitted kitchen, allocated parking space, communal bin store, basement store room and communal staircase and additional lift.

Ideally located close to all local amenities and with commuting distance of all major road links such as the A5, M69, M1 and M6.

MUST BE VIEWED.



Ground floor communal entrance.

Ground floor communal entrance hall, leading to a spacious second floor flat.

Reception hall. 21'1" x 3'8". (6.44 x 1.14.)

Laminate floor, downlights to the ceiling and mains smoke alarm.

Bedroom 1 (front). 12'11" (max) x 12'6". (3.96 (max) x 3.83.)

PVCu double glazed window and radiator.

Ensuite shower room (front). 10'3" x 5'2". (3.13 x 1.58.)

Suite in white, fitted shower cubicle with a mixer shower, wash hand basin in vanity, low flush wc, laminate floor and extractor fan.

Bedroom 2 (front). 11'10" x 8'10". (3.61 x 2.70.)

PVCu double glazed window and radiator.

Modern bathroom (front). 8'6" x 5'7". (2.61 x 1.71.)

Full suite in white, panel bath with mixer shower and shower screen, wash hand basin, low flush wc, obscure PVCu double glazed window, chrome ladder style radiator and extractor fan.

Lounge/dining room/fitted kitchen open living. 21'9" x 13'5". (6.65 x 4.10.)

Stainless steel sink unit, range of base and wall units (4 base and 3 wall) finished in high gloss, associated work surfaces, breakfast bar, split level ceramic hob, electric (fan assisted) oven, extractor hood, plumbing for a washing machine, ceramic wall tiling, fitted dishwasher, radiators, mains heat alarm, airing cupboard with encased hot water cylinder and adjacent boiler. twin PVCu double glazed windows and laminate floor.

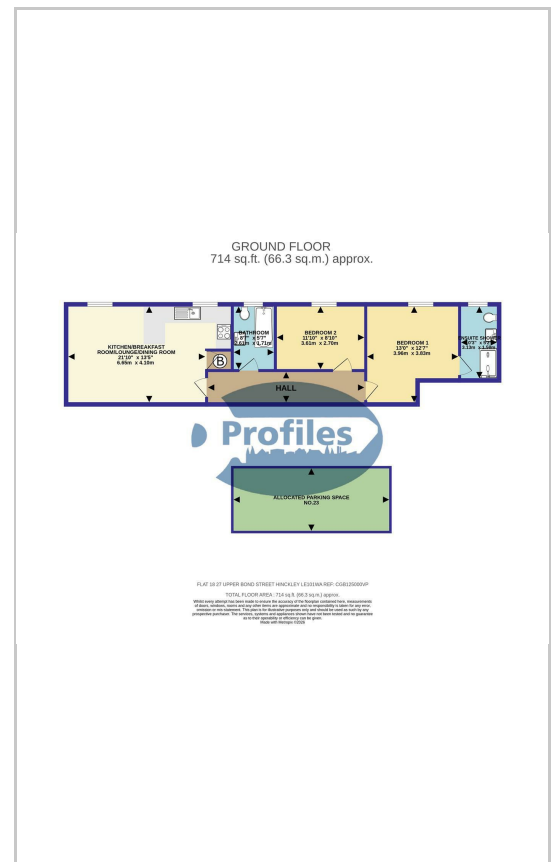
Outside.

Communal grounds with allocated car parking space No: 23. Integral communal bin store, Basement store room.

Area Map



Floor Plans



Energy Efficiency Graph

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	

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.