

CASTLE ESTATES

1982

**A GOOD SIZED ONE BEDROOMED FIRST FLOOR APARTMENT SITUATED IN A POPULAR
AND CONVENIENT TOWN CENTRE LOCATION**

**** FOR PERSONS OVER 60 ONLY ****



**20 CHURCHMEAD COURT, ARGENTS MEAD
HINCKLEY LE10 1FH**

Offers In Excess Of £210,000

- Communal Hall, Stairs & Landing
- Spacious Lounge/Dining Room
- Good Sized Bedroom With Dressing Room
- Communal Gardens
- NO CHAIN
- Private Inner Hall
- Well Fitted Kitchen
- Shower Room
- Town Centre Location
- FOR PERSONS OVER 60 ONLY



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info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**** FOR PERSONS OVER 60 ONLY **** A rare opportunity to purchase a one bedroomed first floor apartment situated in Hinckley town centre, therefore, convenient for local shops, leisure centre, post office, cinema and other amenities. The apartment overlooks Argents Mead, an award winning mead community space and Hinckley's renowned local market is also just a short walk away, as are the local bus and railway stations, doctor surgeries etc.

The apartment boasts a quality entrance hall, stairs and lift, communal areas including reception area and lounge. Your own private accommodation consists of an entrance hall with store/utility off, attractive lounge/dining room, well fitted contemporary kitchen, large bedroom with a walk in wardrobe and shower room. Outside there are well tended communal gardens.

COUNCIL TAX BAND & TENURE

Hinckley and Bosworth Borough Council - Band A (Leasehold)

Lease details: 999 years lease with 991 remaining. Ground Rent of £425.00 and annual service charge of £3182.16

COMMUNAL HALL, STAIRS AND LANDING

having staircase and lift to all floors. Leading to Private Inner Hall.

PRIVATE INNER HALL

11'5" x 3'8" (3.48m x 1.12m)

having intercom entry system with key pad with emergency call facility and double doors opening onto Utility Store.



UTILITY STORE

4'11" x 3'2" (1.50m x 0.98m)



LOUNGE/DINING ROOM

24'8" x 10'4" (7.54m x 3.17m)

having under floor heating with thermostat, tv aerial point and Juliette balcony opening and overlooking the front elevation.





KITCHEN

7'10" x 7'1" (2.39m x 2.17m)

having range of fitted white base units, drawers and wall cupboards, contrasting work surfaces with under lighting and inset sink with drainer and mixer tap, built in electric oven and four ring hob with extractor fan over, integrated fridge and freezer, under floor heating, ceramic tiled flooring and upvc double glazed window to front.



BEDROOM

12'5" x 12'1" (3.79m x 3.69m)

having under floor heating, tv aerial point and upvc double glazed window to front.



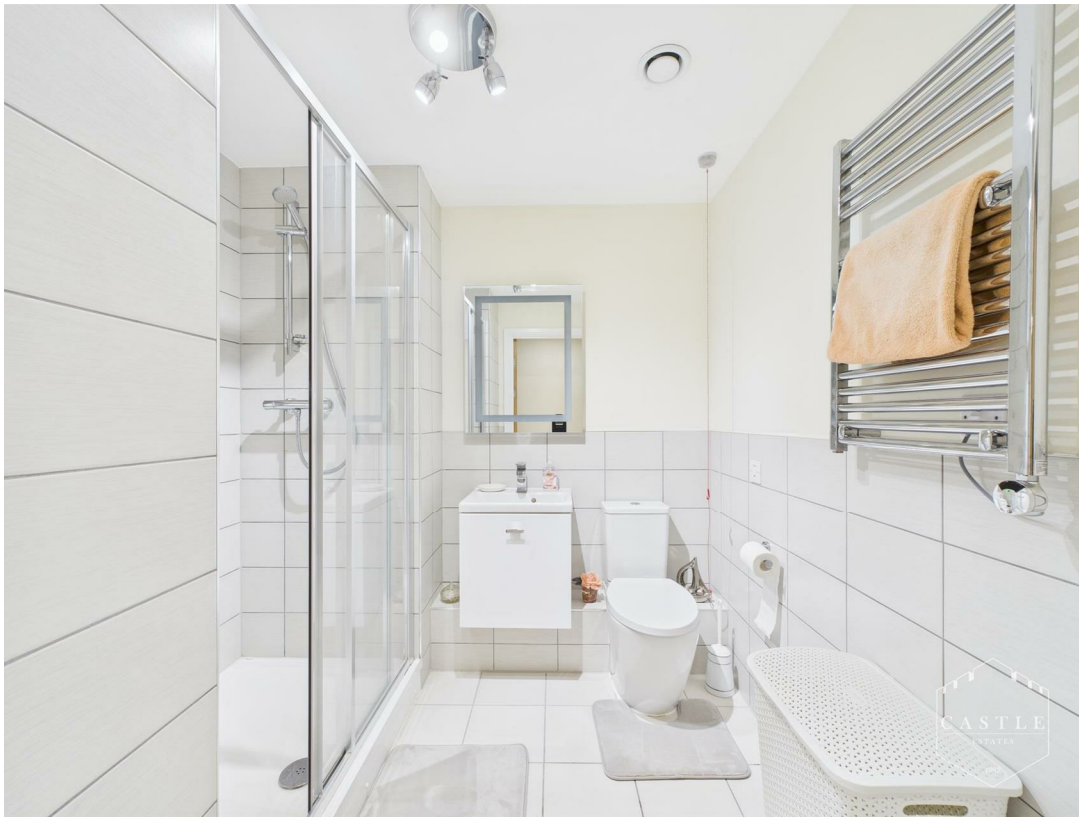
DRESSING/WALK IN WARDROBE

8'3" x 4'0" (2.53m x 1.23m)

SHOWER ROOM

7'2" x 6'8" (2.20m x 2.05m)

having white suite including vanity unit with wash hand basin, double tray shower cubicle with mains fed shower over and grab rails, low level w.c., chrome heated towel rail, extractor fan, emergency pull cord, ceramic tiled splashbacks and flooring.



OUTSIDE

Communal Gardens.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(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



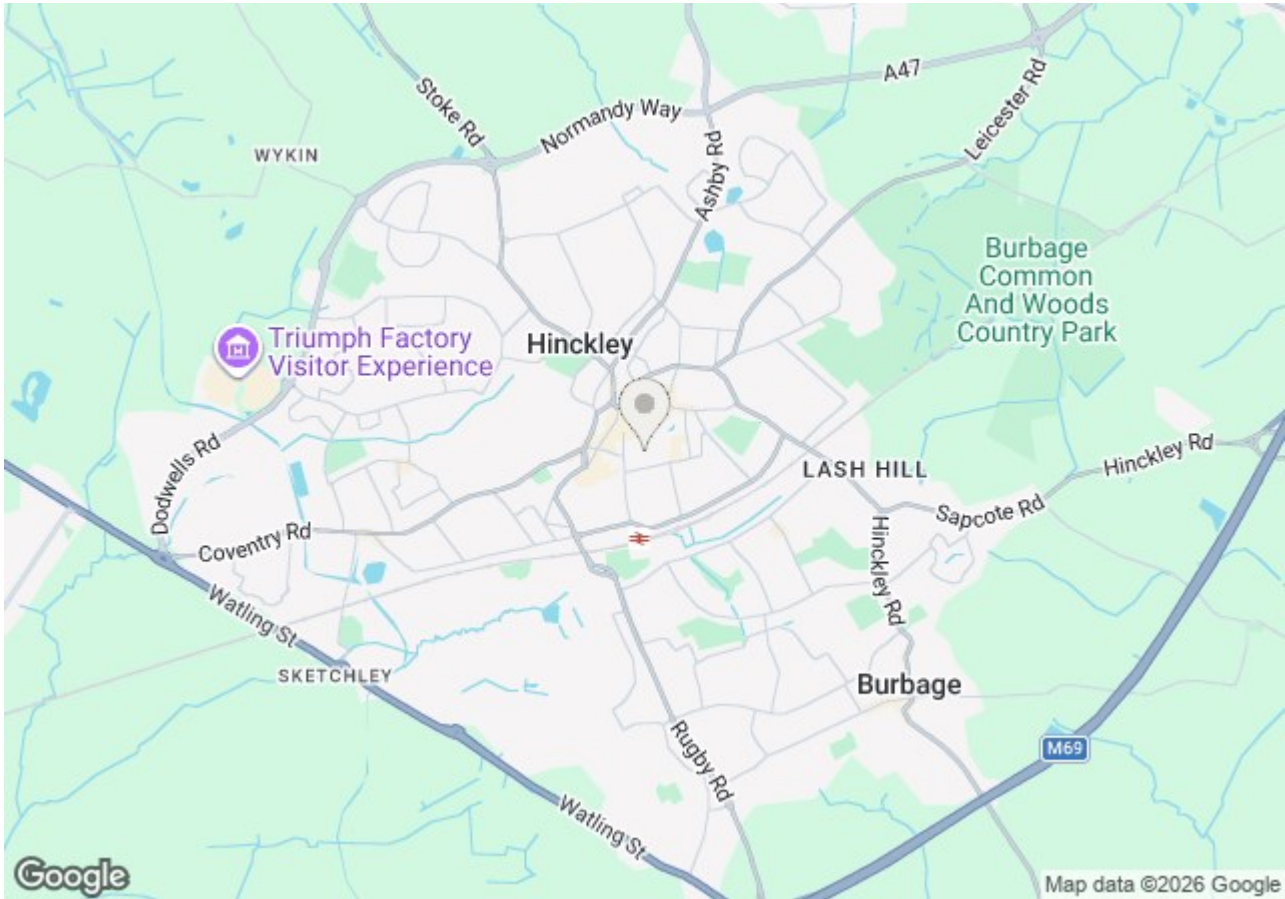
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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(81-91) B		
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England & Wales

EU Directive 2002/91/EC





Energy Efficiency Rating

Current: 85 (Green) | Potential: 85 (Green)

Very energy efficient - lower running costs

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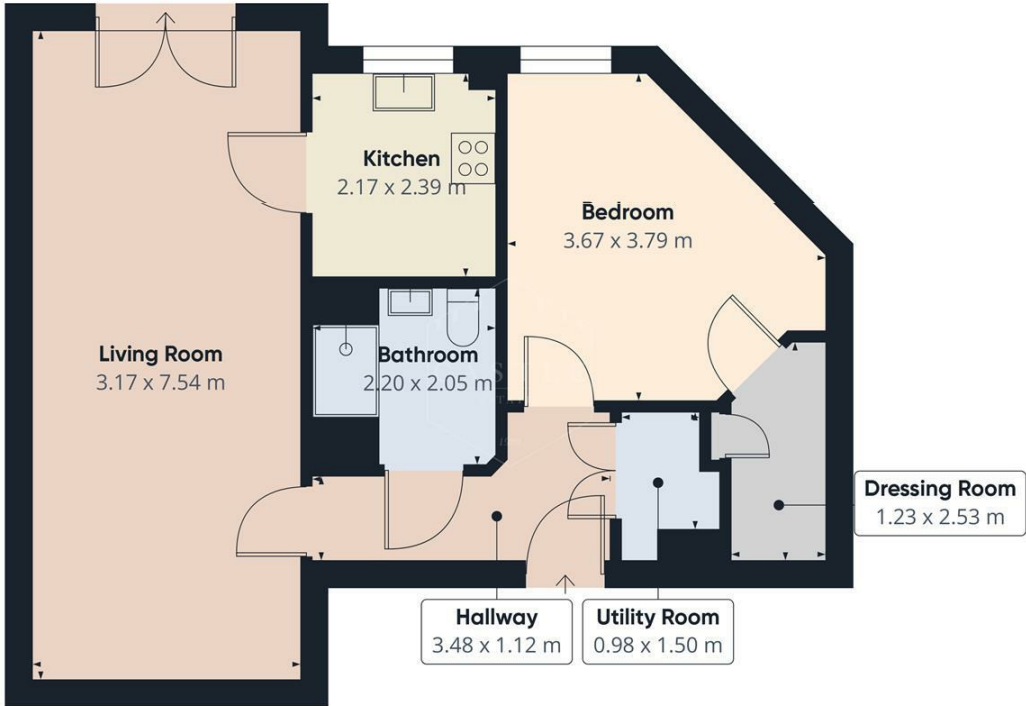
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Approximate total area⁽¹⁾
54.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
