

CASTLE ESTATES

1982

A RARE OPPORTUNITY TO RENT A TWO BEDROOMED BRAND NEW LUXURY FIRST FLOOR APARTMENT IN A SOUGHT AFTER WATERSIDE LOCATION



FLAT 8 THE MOORINGS WHARF YARD, OFF COVENTRY ROAD

£875 PCM

- Communal Hall, Stairs and Landing
- Contemporary Fitted Living Kitchen
- Contemporary Fitted Bathroom
- Beautiful Canal Side Location
- Private Inner Hall
- Two Bedrooms
- Communal Parking
- Less Than One Mile Away From Town Centre



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TWO BEDROOM APARTMENT – COVENTRY ROAD, HINCKLEY

A well-presented two bedroom apartment, conveniently located on Coventry Road, Hinckley, with easy access to Hinckley town centre and local amenities.

The accommodation comprises a private entrance hall, open-plan living kitchen, two bedrooms and a bathroom.

Outside, the property benefits from communal parking.

Viewing recommended.

DESCRIPTION

A rare opportunity to rent one of 14 luxury apartments being completed for occupation in late October/early November 2021. They are situated in a very convenient location for both Hinckley town centre and for those wishing to commute via the A5 and M69 junctions to further afield.

The apartments have a contemporary feel being painted throughout in pale grey and having quality fittings including cooking appliances. Internal viewing is essential.

PLEASE NOTE - PHOTOGRAPHS

PLEASE NOTE THE PHOTOGRAPHS ARE FOR ILLUSTRATION PURPOSES ONLY

COMMUNAL HALL, STAIRS AND LANDING

Leading to First Floor Landing.

PRIVATE INNER HALL

11'5" x 7'2" (3.5m x 2.2m)

having intercom security telephone system and built in airing cupboard housing the electric boiler.

OPEN PLAN LIVING KITCHEN

18'0" x 12'9" (5.5m x 3.9m)

having an attractive range of pale grey contemporary fitted units including base units, drawers and wall cupboards, butcher block effect work surfaces and single drainer stainless steel sink with mixer tap, ceramic hob with extractor hood over, built in electric oven and grill, space for fridge, space and plumbing for washing machine, inset ceiling lighting, under floor heating and feature window with double doors opening onto Juliette Balcony.



OPEN PLAN LIVING KITCHEN



BEDROOM ONE

11'1" x 7'10" (3.4m x 2.4m)
having storage recess

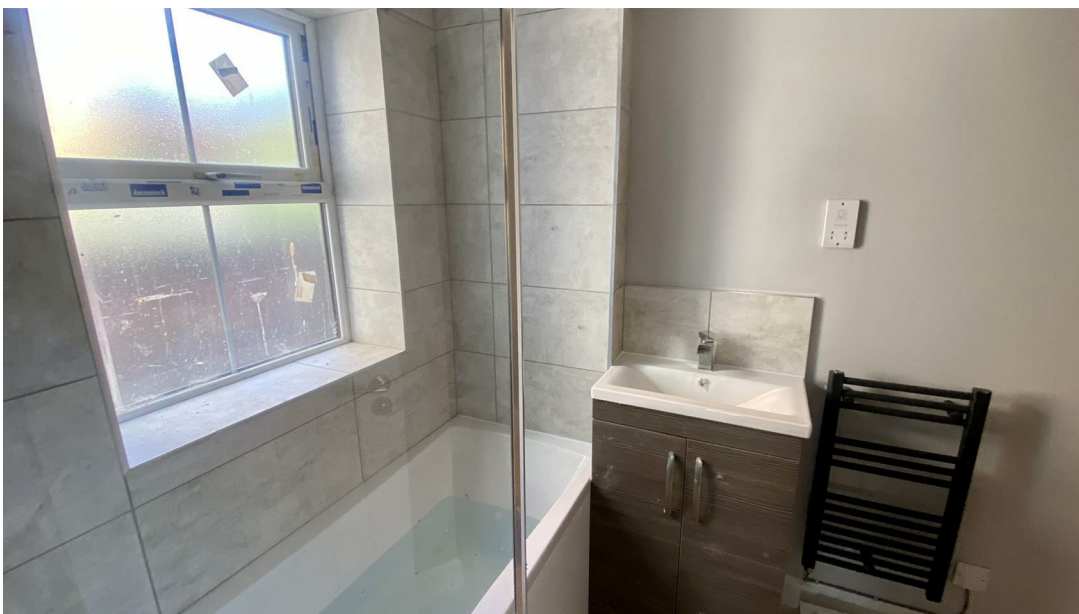
BEDROOM TWO

10'9" x 9'10" (3.3m x 3m)

BATHROOM

6'6" x 5'6" (2m x 1.7m)

having white suite including panelled bath with fully tiled shower area, shower and screen, vanity unit with wash hand basin, low level w.c., ladder heated towel rail, inset lighting and extractor fan.



OUTSIDE

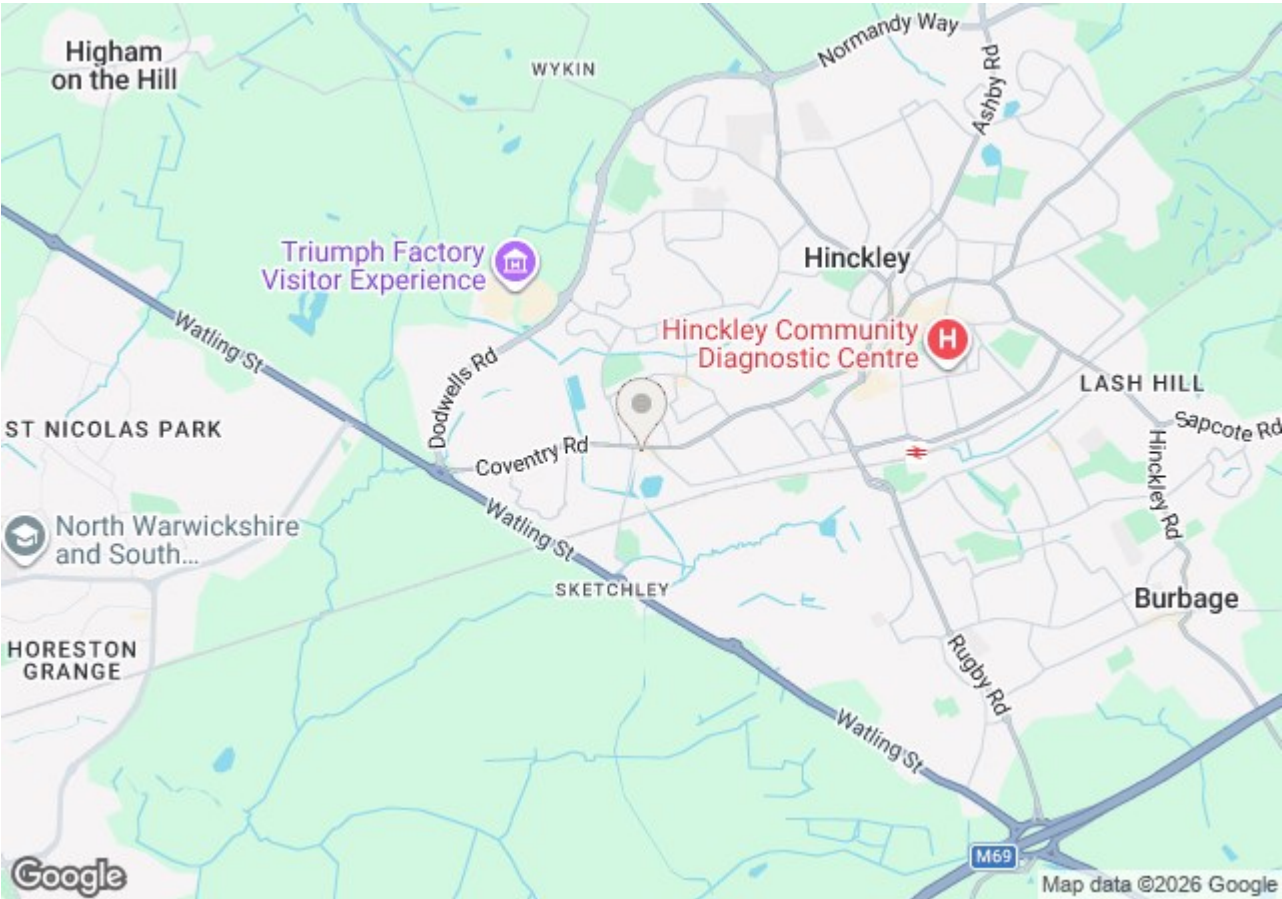
Communal Parking.

CANAL



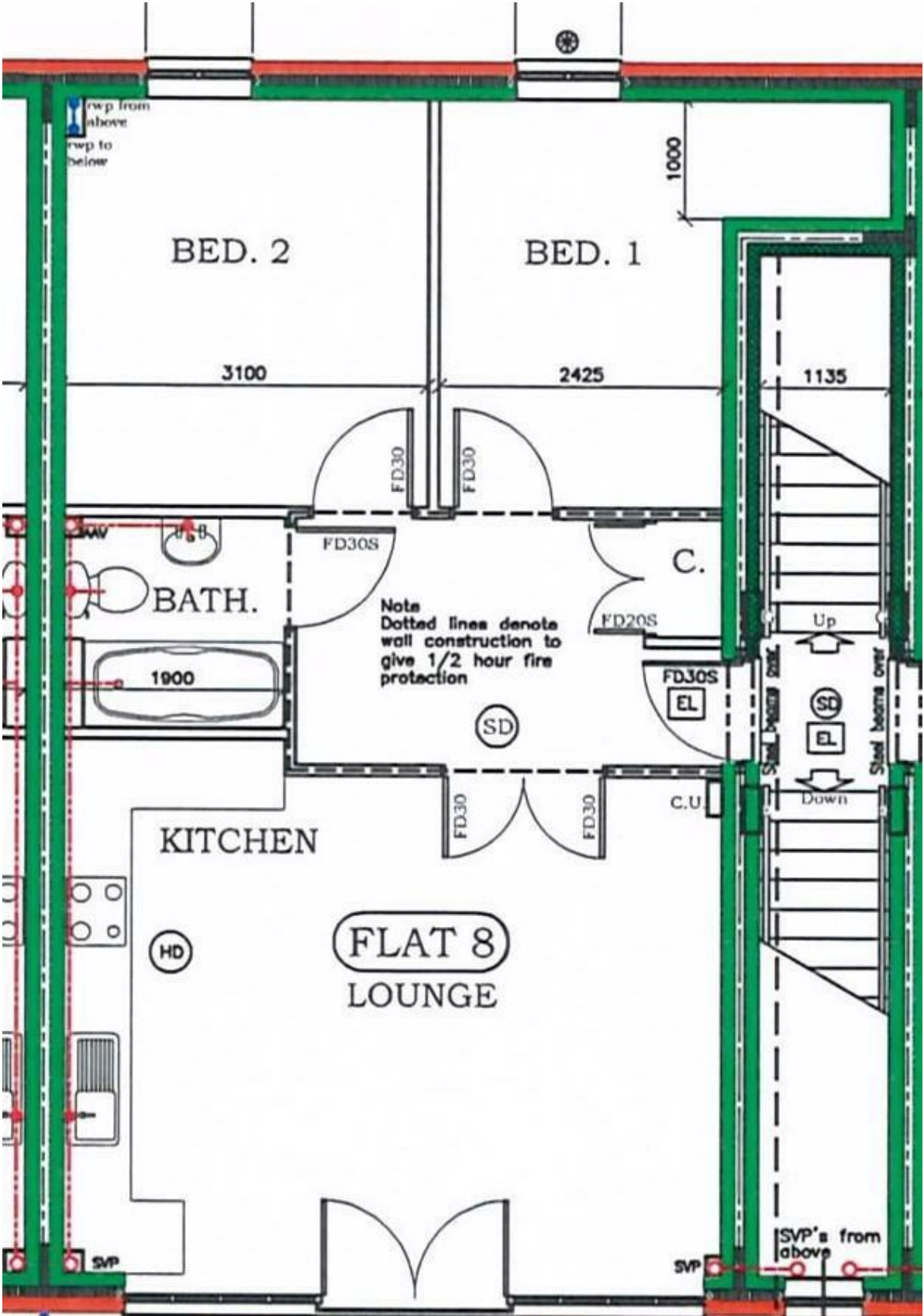
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
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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
