



wards
Residential

2 Tribune House, Factory Road, Hinckley, LE10 0DU
£95,000

Leasehold

NO CHAIN - INVESTMENT OPPORTUNITY - TENANT IN SITU. A two-bedroom ground floor apartment, ideally situated within easy walking distance of Hinckley town centre, Hollycroft Park, and a range of local amenities. The accommodation comprises an Entrance Hall, Lounge, Kitchen, two Bedrooms, and a Bathroom. Additional benefits include double glazing, gas central heating, access via both Factory Road and Upper Bond Street, and an allocated permit parking space.

Entrance Hall

With access through the porch from the front and rear of the communal areas.

Kitchen

2.72 x 2.64 Metres

Fitted kitchen with matching base and wall units and granite effect worktops. Fitted appliances including a four ring gas hob and built in electric oven. Plumbing for a washing machine and UPVC double glazed window to the rear elevation.

Lounge

4.52 x 4.48 Metres

Spacious living area with 2 UPVC double glazed windows to the rear elevation.

Bathroom

2.74 x 1.58 Metres

With three-piece white suite comprising of wash hand basin, bath with shower over and low flush WC. Tiled around wet areas and UPVC double glazed window to the front elevation.



Bedroom 1

3.44 x 2.71 Metres

Master bedroom with fitted double wardrobes and UPVC double glazed window to the front elevation.

Bedroom 2

2.87 x 2.38 Metres

Second bedroom with additional fitted wardrobe and UPVC double glazed window to the front elevation.

Outside

Allocating parking space.

Leasehold Information

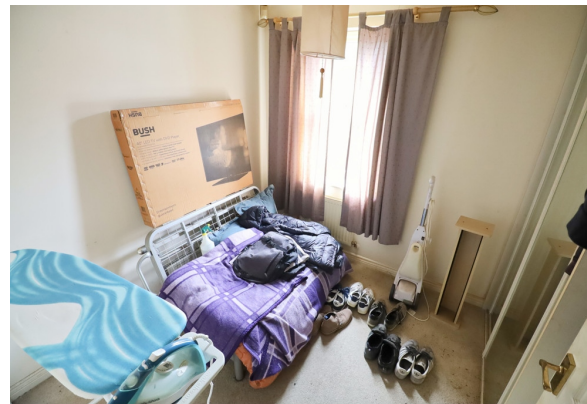
We are advised that the lease was granted for a period of 125 years from February 2002.

Service Charge is £1195 per annum and the Ground Rent is £189.11 per annum.

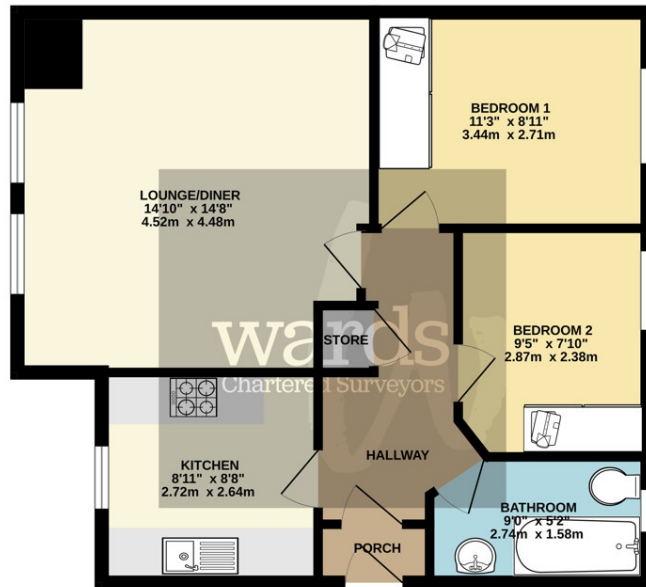
EPC Rating - C (76)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
573 sq.ft. (53.3 sq.m.) approx.



TRIBUNE HOUSE HINCKLEY LE10 0DU
TOTAL FLOOR AREA: 573 sq.ft. (53.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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