



wards
Residential

Apartment 10, Southfield Road, Hinckley, LE10 1UF
£135,000

Leasehold

NO CHAIN. This modern two bedroom second floor apartment is conveniently situated on the fringe of Hinckley town centre, within easy walking distance of the train station, town centre and local amenities. The accommodation briefly comprises: Entrance Hallway, open plan Lounge & Kitchen with feature Juliet balcony, Master Bedroom with Ensuite, Second Bedroom and Bathroom. Allocated parking space located at the back of the block. UPVC double glazing and electric heating.

Entrance Hall

Intercom system. Airing cupboard and store. Provides access to:

Lounge

5.23 x 3.78 Metres

Open plan to the Kitchen. UPVC window to the side elevation and UPVC French doors leading to a Juliet balcony to the front elevation.



Kitchen

3.78 x 2.08 Metres

Fitted with a range of wood effect base and wall units with wood effect working surfaces over, stainless steel one and a half sink and drainer and tiled splashbacks. There are a range of integrated appliances including: single electric oven with an electric hob and extractor above and BEKO washing machine. UPVC window to the side elevation.





Master Bedroom

3.49 x 3.46 Metres

UPVC window to the front elevation.

Ensuite

1.71 x 1.71 Metres

Newly fitted ensuite with three piece suite comprising wash hand basin, WC and cubicle with dual head chrome shower. Fitted with spotlights, extractor fan, mirrored cabinet and heated towel rail.

Second Bedroom

2.99 x 2.8 Metres

UPVC window to the front elevation.



Bathroom

2.39 x 1.7 Metres

White three piece suite comprising of wash hand basin, WC and bath. Fitted with spotlights, extractor fan, shaver socket and heated towel rail.

Outside

The property benefits from a nominated car parking space in the communal car park.

Leasehold Information

6 monthly ground rent - £97

Monthly service charge - £171.11

155 year lease from 2004

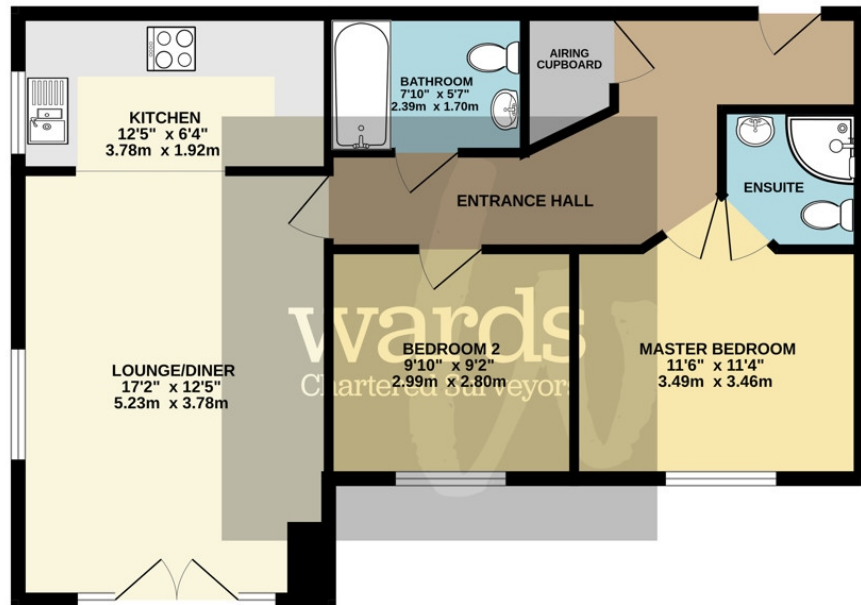
EPC Rating - C (73)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
682 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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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