



wards
Residential

1 Swallow Court, Long Meadow Drive, Hinckley, LE10 0FS
£165,000

Leasehold

LEASEHOLD. Wards are delighted to present this two-bedroom ground floor apartment in the sought-after area of Hinckley, perfect for first-time buyers and downsizers. Situated in a picturesque setting adjacent to the Ashby Canal, this apartment offers a balance of peacefulness and convenience. The apartment's location benefits from being close proximity to the A5 and the M69. The rooms include a large hallway, generously sized lounge diner, kitchen, two well sized bedrooms, the master with an with ensuite and a family bathroom. Gas Central Heating and Double Glazing.

Entrance Hall

Spacious and welcoming hall with traditional Parquet flooring, storage cupboard and airing cupboard housing the hot water tank.

Lounge/Diner

5.66 x 3.7 Metres

Bright and generous living dining area with dual aspect UPVC double glazed windows and French Doors to the front elevation with fitted engineered wooden flooring.



Kitchen

2.77 x 2.45 Metres

Recently upgraded kitchen with high gloss wall and base units and granite effect work surface. Black composite kitchen sink, integrated electric oven and fitted fridge freezer and cupboard housing the boiler. Plumbing for a washing machine and dishwasher with all appliances to remain in the property for the buyer's convenience. UPVC double glazed window to the side elevation and tiled effect vinyl flooring.

Bathroom

2.09 x 2.08 Metres

Fitted with a three-piece white suite comprising a low flush WC, pedestal sink and bath with shower over. Finished with tiled splashbacks, tiled-effect vinyl flooring and ceiling spotlights.





Bedroom 1

3.86 x 3.69 Metres

Well-proportioned principal bedroom featuring two fitted wardrobes, a UPVC double glazed window to the side elevation, and French doors opening to the rear elevation. Finished with carpeted flooring and benefitting from access to the ensuite.

Ensuite

1.92 x 1.2 Metres

Fitted with a three-piece white suite including a low flush WC, pedestal sink and good-sized shower. Tiled around wet areas with tiled effect vinyl flooring.



Bedroom 2

3.69 x 3.07 Metres

Second double bedroom with carpeted flooring and a UPVC window to the rear elevation.

Outside

Allocated parking space.

Leasehold Information

We are advised that the lease was granted for a period of 125 years from 2009.

The service charge is £1868 per annum and the ground rent is £438 per annum.

Location

Ideally situated alongside the picturesque Ashby Canal and Hinckley Marina, this apartment enjoys a highly sought-after waterside setting. Residents can take advantage of scenic canal-side walks, while Hinckley town centre, with its great range of shops, restaurants and commuter links, is just a short distance away. The apartment's location also benefits from being close proximity to the A5, A47 and the M69. Combining a peaceful environment with everyday convenience, this location is perfect for professionals, downsizers and investors alike.

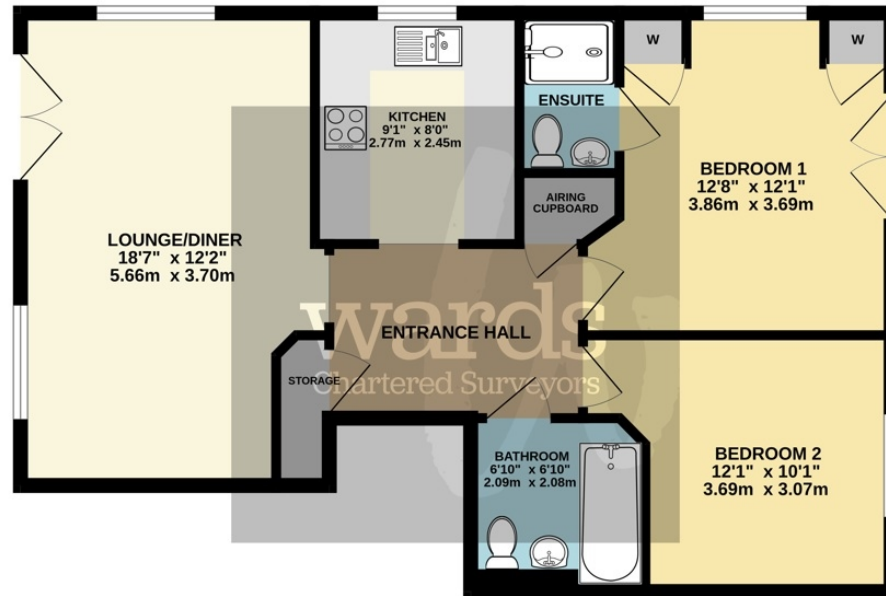
EPC Rating - C (76)

Council Tax Band - B

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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