



Flat 9 Clarence Court, Hinckley, LE10 1BL
£110,000

wards
Residential

Leasehold. NO CHAIN. LEASEHOLD - 994 YEARS UNEXPIRED. A good sized one bedroom apartment located in a sought after residential location, with convenient access to the popular Queens Park, Hinckley town centre and the M69 Motorway. The accommodation briefly comprises: Entrance Hall, Store, Bedroom, Lounge/Diner with enclosed balcony, Kitchen and Bathroom. Externally, there are attractive landscaped gardens and a communal car park. UPVC double glazing and electric heating.

Entrance Hall

With large store cupboard and doorbell.

Lounge/Diner

6.01 x 3.02 Metres

With storage heater, laminate floor and UPVC double glazed sliding door to the enclosed balcony.

Kitchen

3.72 x 2.02 Metres

Fitted with a good range of white base and wall units with granite effect working surfaces over and stainless steel one and a half sink and drainer. Integrated appliances include an electric hob and single oven. Freestanding washing machine, tumble dryer and dishwasher. Tiled flooring and UPVC double glazed window to the rear.

Bedroom

3.47 x 4.01 Metres

With two UPVC double glazed windows to the front elevation.



Bathroom

3.03 x 2.02 Metres

Fitted with an attractive three piece white suite comprising sink with concealed cistern WC in a vanity unit and whirlpool bath with electric shower over. Full height tiling to two walls and wood effect flooring. Extractor fan and ceiling spotlights.

Outside

The property is set within attractive communal gardens and benefits from a communal car park to the rear of the block.

Leasehold Information

We are advised that the lease was granted for a period of 999 years from 3 January 2020.

The development is managed by the selling agent, Ward Surveyors Ltd.

The service charge is £1,135 per annum.

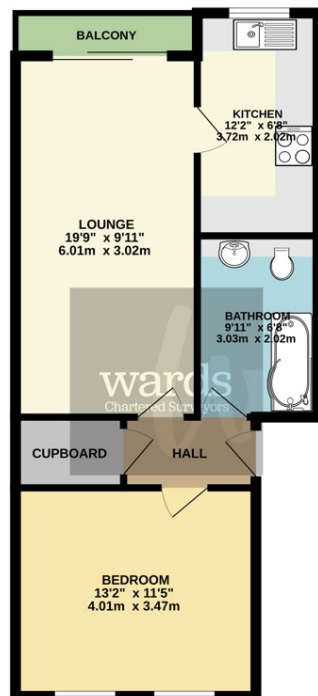
EPC Rating - D(63)

Council Tax Band - A

Call 01455 251771 to make an appointment to view this property



GROUND FLOOR
541 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA: 541 sq.ft. (50.2 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 misstatement. 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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