

TO
LET



29b Flat 2, Regent Street, Hinckley, Leicestershire LE10 0BA

£800 pcm

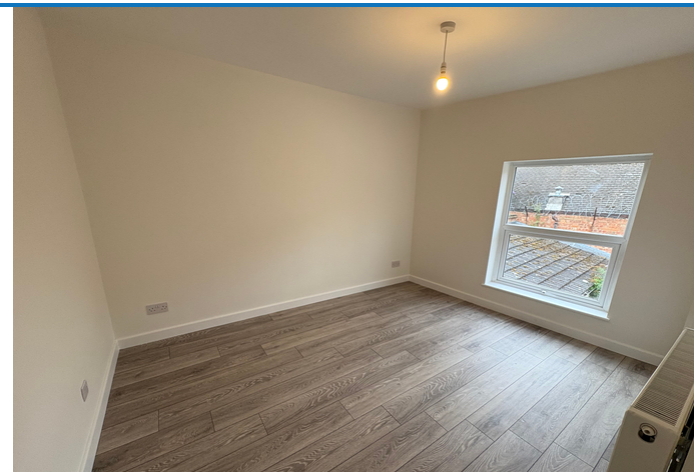
77, Main Street, Broughton Astley, Leicester, LE9 6RE 01455 285555 lettings@davidrobinsonestates.co.uk

PROPERTY DESCRIPTION

Fully Refurbished & Ready To Go! - This outstanding first floor flat has immaculate accommodation comprising, fitted kitchen, lounge, bedroom, shower room, gas fired central heating, UPVC double glazing. The property is available for immediate occupation and early viewing is highly advised.

POINTS OF INTEREST

- *First Floor*
- *Flat*
- *Bedroom*
- *Lounge*
- *Shower Room*
- *UPVC D/G*



ROOM DESCRIPTIONS

Ground Floor

Entrance Hall

UPVC double glazed window to the front aspect and stairs to first floor landing.

First Floor

First Floor Landing

Lounge

13' 8" x 12' 10" (4.17m x 3.91m) UPVC double glazed window to the front aspect and radiator.

Bedroom

UPVC double glazed window to the front aspect and radiator.

Fitted Kitchen

8' 8" x 6' 1" (2.64m x 1.85m) Two UPVC double glazed windows to the front aspect, being fitted with a range of wall and base units with built in oven, hob, sink/drain, plumbing for washing machine.

Shower Room

Being fitted with three piece suite comprising, low level wc, hand wash basin, shower cubicle and heated towel rail.

Additional Notes:

Council tax band to be banded, believe to be A (Hinckley & Bosworth District Council)

Standard Brick Construction Tiled Roof

Connected to mains gas/water/electric/sewerage

There will be a separate monthly charge for the water of £25.00 PCM to be reassessed in six months time.

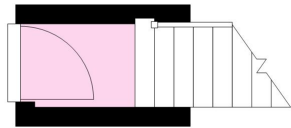
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

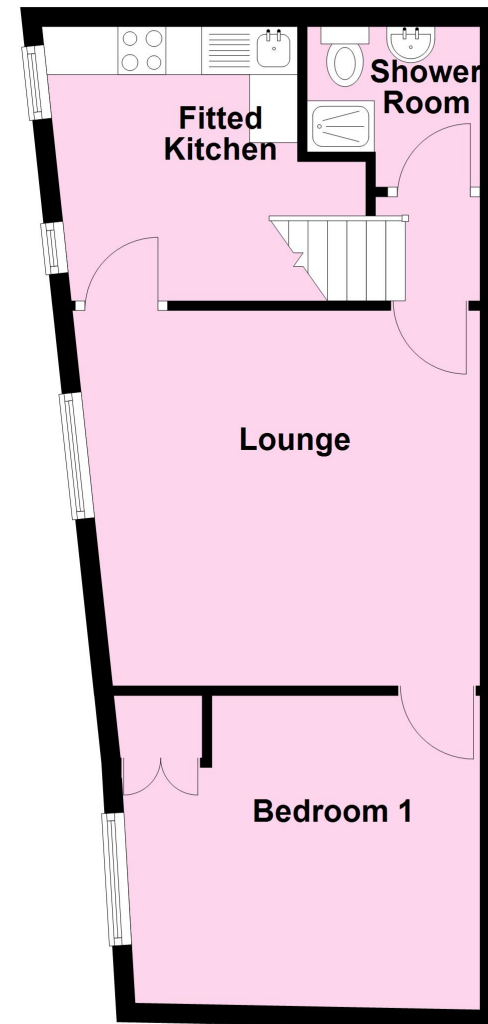
Ground Floor

Approx. 1.2 sq. metres (13.3 sq. feet)



First Floor

Approx. 41.2 sq. metres (443.3 sq. feet)



Total area: approx. 42.4 sq. metres (456.5 sq. feet)

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