

TO  
LET



Regent Street, Hinckley, Leicestershire LE10 0BA

£800 pcm

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## PROPERTY DESCRIPTION

Fully Refurbished & Ready To Go! - This outstanding ground 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

- *Ground Floor Flat*
- *Lounge*
- *Bedroom*
- *Fitted Kitchen*
- *Shower Room*
- *Available Now*



## ROOM DESCRIPTIONS

### Ground Floor

#### Fitted Kitchen

13' 6" x 6' 3" (4.11m x 1.91m) UPVC double glazed window & door to the front aspect, being re-fitted with a range of wall and base units with built in oven, hob, extractor, sink/drain, plumbing for washing machine and electric heater.

#### Lounge

13' 8" x 11' 5" (4.17m x 3.48m) UPVC double glazed window to the front aspect and radiator.

#### Bedroom

UPVC double glazed window to the front aspect, fitted wardrobe and radiator.

#### Shower Room

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

#### Outside

Located just off Regent Road on a private access point next to House Of Gold Tatoo.

### Additional Notes:

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

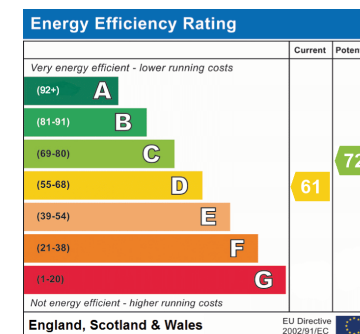
Standard Brick Construction Tiled Roof

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.

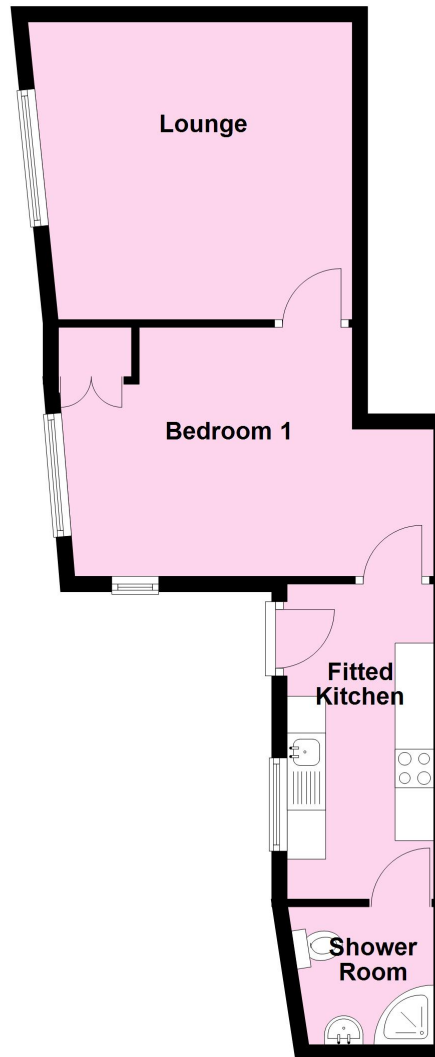
Multiple Choice for Broadband/phone signal

No flood risks that we are aware of



## Ground Floor

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



Total area: approx. 41.2 sq. metres (443.3 sq. feet)

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