



Regency Court, 120-128 Hinckley Road,
Leicester, Leicestershire, LE3 0TR

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Chain Free £90,000

An ideal first time purchase or buy to let investment, this ground floor flat lies within the favoured suburb of Westcotes conveniently positioned for access into the City Centre. The electrically heated accommodation briefly comprises of an entrance hall, lounge, fitted kitchen, double bedroom and bathroom with three-piece suite. The property also benefits from allocated parking and additional visitor parking bays. An internal inspection is essential to fully appreciate the accommodation on offer.



Communal Reception Area

With staircase rising off to all floors and a door leading to an inner lobby area where the apartment can be accessed.

Entrance Hall

With a built in cupboard, door intercom system and a wall mounted consumer unit. Doors lead to the majority of the accommodation.

Lounge

14'5" x 9'8" (4.39m x 2.95m)

Presented with carpet flooring, the lounge offers a window to the front elevation, TV point, storage heater, ceiling coving, dado rail and a door leading to the:

Kitchen

6'3" x 9'8" (1.91m x 2.95m)

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include a built in 'Lamona' oven with electric hob over and extractor hood above, inset 1.5 sink and drainer unit with mixer tap, space for washing machine and fridge freezer. With a window to the side elevation and storage heater.

Bedroom

10'5" x 9'8" (3.18m x 2.95m)

A double room offering a window to the front elevation, ceiling coving, carpet flooring and storage heater.

Bathroom

6'8" x 6'3" (2.03m x 1.91m)

Fitted with a three piece suite comprising a bath with shower over, pedestal wash hand basin and low level wc.

Outside

The flat benefits from allocated resident parking with visitor parking bays. There is also a variety of mature plants and shrubs, evergreens and specimen Silver Birch and blossom trees, together with lawned areas.

To Find The Property

Proceed out of Leicester City centre from the Holiday Inn at St. Nicholas Circle, travelling along St. Augustine's Road and then bearing left onto Narborough Road North (A5460), which then becomes Narborough Road. Turn right at the junction with Hinckley Road and Braunstone Gate onto Hinckley Road. Just after passing the junction with Fosse Road Central, Regency Court can be found on the left hand side.

Services, Tenure And Council Tax

All mains services are available and connected to the flat with the exception of gas. The property is leasehold. Leicester City Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

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