



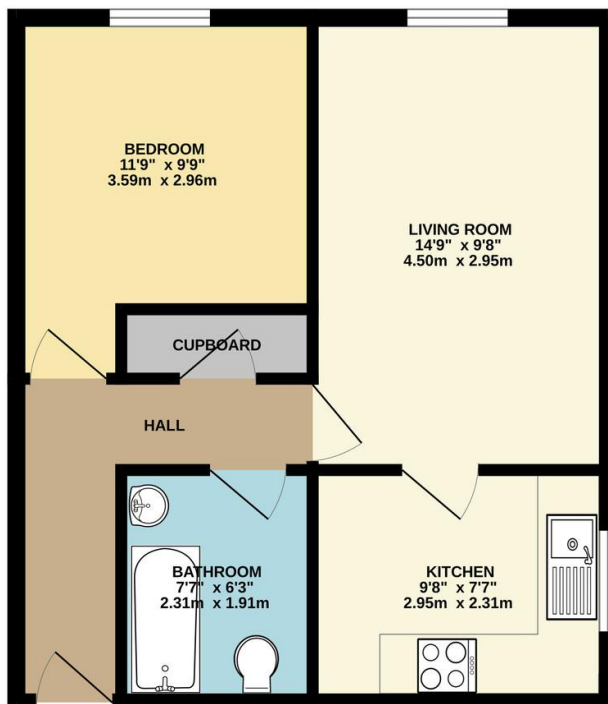
## FOR SALE

1 Bed Apartment in Hinckley Road, Leicester LE3 0TR  
£120,000

A well presented second floor one bedroom apartment situated within the purpose built Regency Court development, conveniently located on Hinckley Road in Leicester's popular West End. The property offers well proportioned accommodation throughout and is presented to a neat standard. Offered chain free, the apartment is ideally suited to a first-time buyer or a buy-to-let investment opportunity, with excellent access to local amenities, transport links and Leicester City Centre.



GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA: 433 sq.ft. (40.3 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.

| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92+) <b>A</b>                              |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 80                      |
| (55-68) <b>D</b>                            | 65      |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

- Second Floor One Bedroom Apartment
- Purpose Built Development
- Regency Court Hinckley Road
- Popular West End Location
- Well Presented Throughout
- Spacious Living Accommodation
- Ideal First Time Purchase
- Chain Free Sale

**Agents Note:** Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

