

FOR SALE



Albert Road, Hinckley
£130,000


MARTIN & CO



Albert Road, Hinckley

2 Bedrooms, 1 Bathroom

£130,000

- IDEAL HOME OR INVESTMENT
- 25% SHARE OF THE FREEHOLD
- 981 YEARS REMAINING ON THE LEASE
- £100 SERVICE CHARGE PER MONTH

A 1929 ART DECO STYLE BUILDING - A fantastic opportunity to purchase this leasehold flat with 981 years remaining and a 25% share in the freehold via a resident managed company. This unique building which still retains many original stylish features of the era has four apartments in total, with this one being the only two bedroom in the complex. The accommodation on offer briefly comprises of a communal entrance and staircase to the first floor, entrance hallway, spacious lounge, two double bedrooms and a shower / utility room. The property also benefits from gas central heating secondary Upvc double glazing and an allocated parking space. For further information and a copy of the vendor fact sheet about the property call 01455 636349. Service Charge £100 PCM

COMMUNAL ENTRANCE A double opening feature door with door phone entry system leads through to the communal entrance with winding stairs leading up to the first floor apartment.

ENTRANCE HALLWAY A solid wood entrance door leads to the entrance hallway, solid wood flooring, radiator, door phone entry, access to all other rooms, roof access.



LOUNGE 11' 10" Max x 15' 11" Max (3.629m x 4.862m) Two windows with Upvc secondary double glazing, solid wood flooring, radiator.

KITCHEN 12' 7" x 8' 0" Max (3.850m x 2.450m) Fitted with a matching range of base, wall and drawer units with roll top work surfaces above and inset sink unit with mixer tap, built in electric oven with five ring gas hob and extractor hood above, space for fridge and dishwasher, wall mounted gas boiler, laminate wood flooring, two windows with Upvc secondary double glazing, part tiled walls.

BEDROOM ONE 14' 5" x 11' 9" (4.414m x 3.600m) Two windows with Upvc secondary double glazing, solid wood flooring, radiator.

BEDROOM TWO 11' 6" x 9' 3" (3.512m x 2.843m) Currently being used as a dining room, window with Upvc secondary double glazing, radiator, solid wood flooring.

SHOWER ROOM 7' 0" x 7' 6" (2.156m x 2.296m) Fitted with a shower cubicle with glazed sliding door, electric shower unit, pedestal hand wash basin, low level WC, part tiled walls, heated hand towel rail, plumbing for washing machine, window with Upvc secondary double glazing.

OUTSIDE There is parking at the rear of the building for one car.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.



TOP FLOOR
672 sq.ft. (62.4 sq.m.) approx.



TWO BEDROOM APARTMENT

TOTAL FLOOR AREA: 672 sq.ft. (62.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors 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 for any prospective purchase. 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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