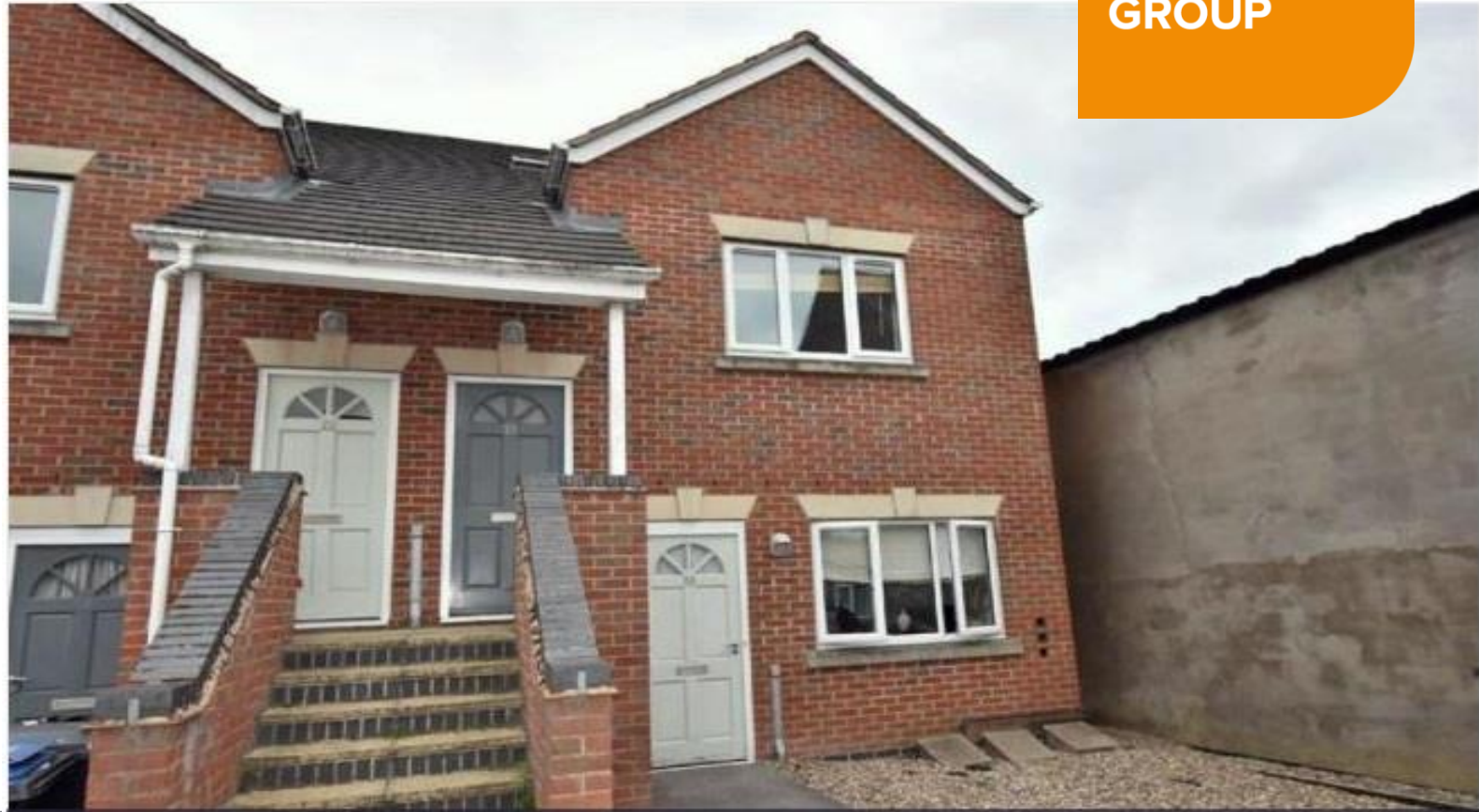


# For Sale

Upon the instructions of the Receivers

**LANDWOOD  
GROUP**



Flat 21 Victoria Court, Derby Road, Hinckley **LE10 1QJ**

## One bedroom flat

- A one bedroom first floor flat
- On site car parking
- Positioned in close proximity to Hinckley town centre

**Landwood Group,**  
South Central,  
11 Peter Street,  
Manchester, M2 5QR

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## CONTACT

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[holly.surplice@landwoodgroup.com](mailto:holly.surplice@landwoodgroup.com)

## Location

Landwood Group are pleased to present this one bedroom first floor flat at Victoria Court. The development is located on Derby Road, 0.5 miles from Hinckley town centre and the surrounding area provides a range of amenities including local shops and takeaways.



## Description

The property comprises a one bedroom ground floor flat, positioned in a modern development. The flat is self-contained and accessed from the main car park.

Externally, the development offers a good sized car park to the middle of the block and a further car park to the rear.

## Accommodation

The property comprises open-plan kitchen / living area, one double bedrooms, bathroom and additional storage space.

## Tenancies

Available with vacant possession.

## Tenure Information

The premises will be sold under a new long leasehold title.

## Council Tax

The property falls under council tax band B.

## VAT

All figures quoted are exclusive of VAT which may be applicable.

## Legal Costs

Each party will be responsible for their own legal costs.

## Price

£115,000

## EPC

EPC rating B.

## Viewings

Strictly by appointment.

**Charlotte Haynes or Holly Surplice**

**0161 710 2010**

[charlotte.haynes@landwoodgroup.com](mailto:charlotte.haynes@landwoodgroup.com)

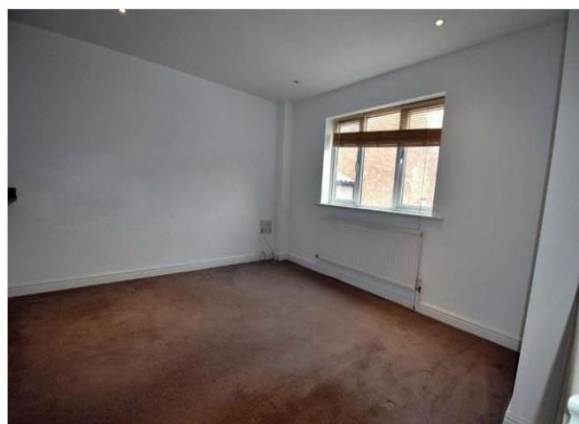
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**Date of particulars: July 2020**



Kitchen/Living Area



Living room



Kitchen



Bathroom



Bedroom



Bedroom