

# For Sale

Upon the instructions of the Receivers

**LANDWOOD  
GROUP**



**Flat 17 Victoria Court, Derby Road, Hinckley LE10 1QJ**

## Two bedroom flat

- A two bedroom maisonette flat
- On site car parking
- Positioned in close proximity to Hinckley town centre

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## Location

Landwood Group are pleased to present this two bedroom maisonette 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 two bedroom maisonette 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 of the following: an entrance hall with stairs to a reception hallway/landing, a well-proportioned living area to include lounge and kitchen, two bedrooms, a bathroom and three separate store cupboards.

Externally, there is allocated parking 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

£125,000

## EPC

EPC rating C.

## Viewings

Strictly by appointment.

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**Date of particulars: September 2020**



Kitchen/Living Area



Lounge



Kitchen



Bathroom



Bedroom



Bedroom