



**8E RUGBY ROAD**  
**HINCKLEY, LE10 0QD**

**£665 PCM**

Spacious and well presented one bedroom first floor apartment, in the town centre, next door to the Crescent development and all associated amenities and transport links. With spacious living room, kitchen with appliances, good size bedroom, stylish en suite bathroom and central heating system. Parking space possible, if required. Available mid February, no pets, or smokers. Unfurnished



## 8E RUGBY ROAD

- Good size one bedroom apartment
- Central town location
- Next to The Crescent development
- Central heating
- Fitted kitchen with appliances
- EPC D, Deposit £765
- Secure communal entrance
- Parking available
- Available mid February



### Entrance

Secure communal entrance with stairs to first floor and access to flats

### Hall

With entry phone system and radiator

### Living area

With windows to front aspect, radiator, television point open to;

### Kitchen

Re-fitted kitchen incorporating a range of units with work surfaces over, single drainer sink, integral cooker, washing machine and fridge

### Bedroom


With window and radiator

### Bathroom

Fitted white suite

**8E RUGBY ROAD**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

**EPC Rating: D    Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

Hinckley  
Unit 1  
The Regent Lancaster Road  
Hinckley  
Leicestershire  
LE10 0AW

01455 886065  
[lettings@davispartners.co.uk](mailto:lettings@davispartners.co.uk)  
<https://davispartners.co.uk/>

