



APARTMENT 5, THE REGENT LANCASTER ROAD HINCKLEY, LE10 0AW

£825 PCM

Superb, one bedroom third floor apartment within the heart of Hinckley town centre with amazing balcony views. Finished to an incredibly high specification, the apartment briefly comprises; Secure video entry system, entrance hall, large open living kitchen with quartz work surfaces and all integrated appliances, balcony with views, good sized bedroom and luxury bathroom. Available mid April, unfurnished. No pets or smokers.



APARTMENT 5, THE REGENT

- Stunning One Bed Apartment • Town Centre Location • Balcony with panoramic views • Luxury fitted kitchen with all integral appliances • Open plan lounge • Good size bedroom • Gas c/heating & double glazing • Available mid April, Un-furnished • No pets or smokers allowed



Communal Entrance

With secure video entry systems and stairs/landings to all floors

Apartment Hallway

With video entry system, radiator and doors to;

Open Lounge

With double glazed windows, radiators, fibre broadband points, television points, radiators, door to balcony

Open kitchen

Stunning open kitchen with a range of whisper grey high gloss units with quartz work surfaces over, single sink unit, integral hob and oven with curtain extractor fan, further integral appliances including, dishwasher, fridge freezer and washer dryer.

Bedroom One

With double glazed windows and radiator

Bathroom

Fitted suite with low level WC, vanity wash basin with cupboard under, fitted illuminated mirror above and shower cubicle with shower and extractor fan.

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

EPC Rating: B 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
 https://davispartners.co.uk/

