

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

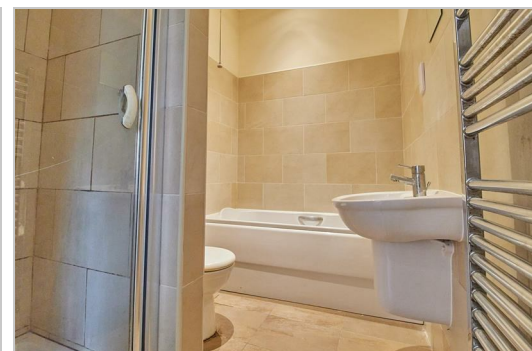
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



7 THE ATLAS BUILDING SHILTON ROAD, BARWELL, LE9 8HA

OFFERS IN THE REGION OF £98,000

NO CHAIN. Spacious ground floor apartment in this sympathetically converted factory. Popular and highly convenient location within walking distance of the village centre including shops, schools, Doctors/Dentists, recreational facilities, bus services, parks, public houses and takeaways with good access to major road links. Benefits from inset ceiling spotlights, gas central heating and SUDG. Offers entrance hall with storage cupboard and open plan living dining kitchen. One double bedroom and bathroom with separate shower cubicle. Allocated car parking space and bin store. Contact agents to view. Ideal First Time Buy or Buy to Let investment. New carpets, curtains, light fittings are included.



TENURE

Leasehold

Years remaining 137

Council tax band A

Ground rent : £150 per year

Service Charge: Approximately £1200 per year (paid quarterly)

ACCOMMODATION

Door to the communal hallway. Tiled flooring, letterbox, wooden front door to

ENTRANCE HALLWAY

Loft access, inset ceiling spotlights, entry telephone system, double panelled radiator, wall mounted thermostat for central heating, chrome switches and power points. Door to a storage cupboard housing the electric consumer unit and wall mounted gas combination boiler for central heating and domestic hot water, carbon monoxide alarm. Door to

LIVING DINING KITCHEN TO FRONT

23'8" x 10'5" (7.23m x 3.18m)

The fitted kitchen with a range of fitted kitchen units and roll edge working surfaces above, inset four ring gas hob with stainless steel extractor fan above, electric oven and grill beneath. Inset one and a half bowl stainless steel sink unit with mixer tap above and cupboard beneath, tiled splashbacks, tiled flooring. Wall mounted cupboards, inset ceiling spotlights, wired in smoke alarm, two double panel radiators, TV and telephone point. Attractive wood panel interior door to



BEDROOM ONE TO FRONT

9'8" x 10'5" (2.96m x 3.19m)

Double panelled radiator and inset ceiling spotlights and TV aerial point

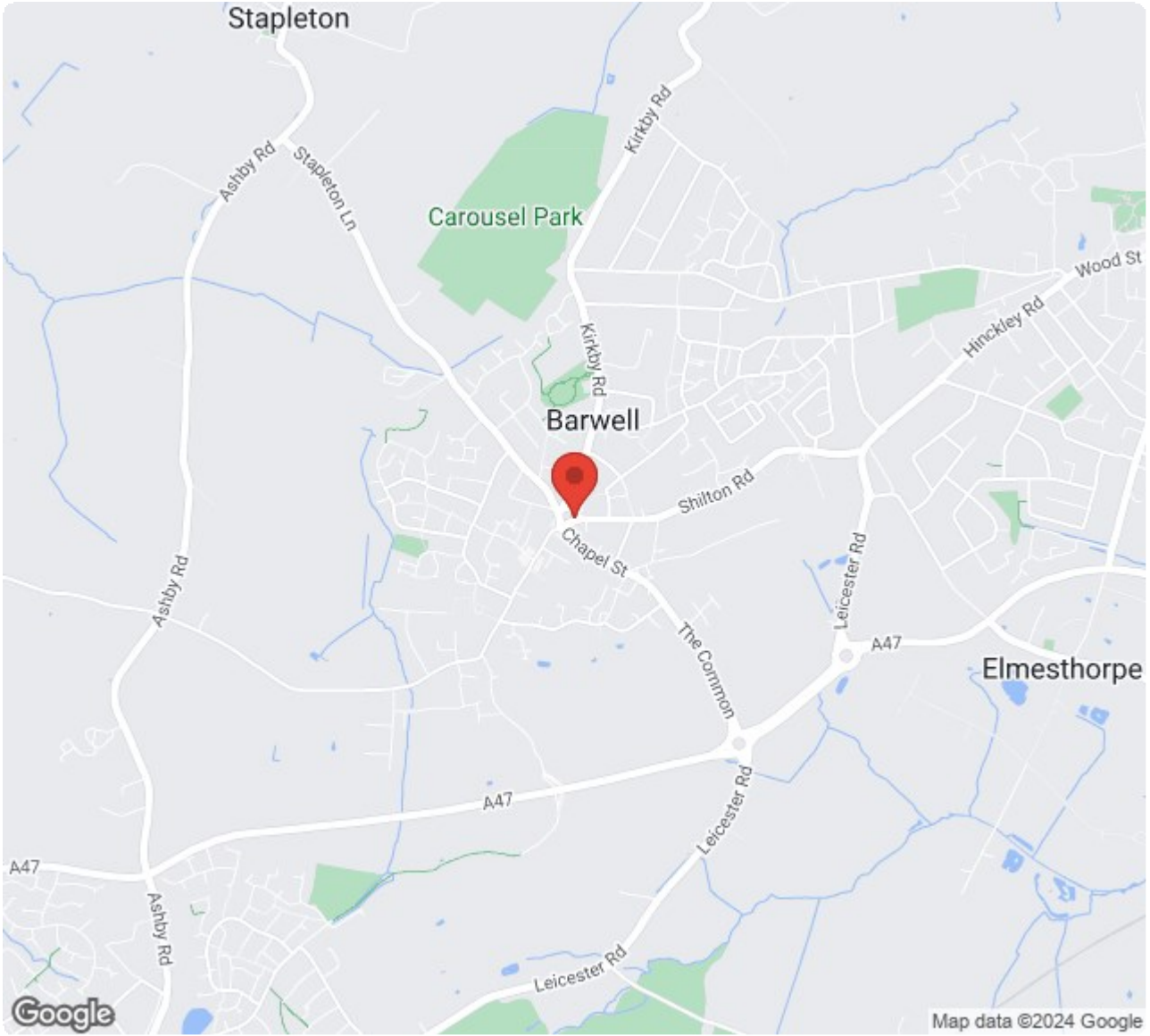


BATHROOM

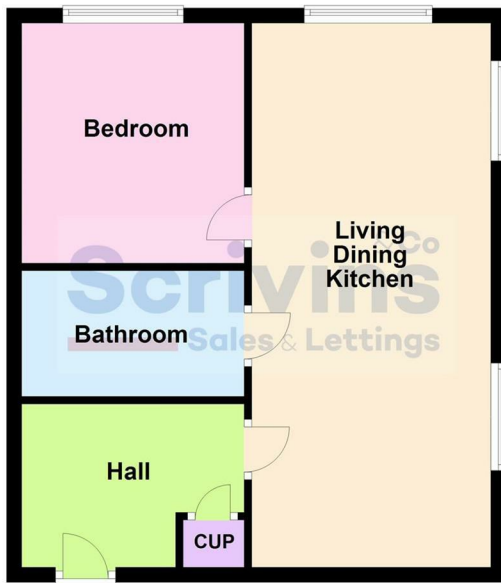
8'4" x 5'5" (2.55m x 1.67m)

With four piece suite including white panel bath with mixer taps, low level WC, pedestal wash hand basin. Separate shower cubicle with fully tiled surrounds, extractor fan, tiled flooring, chrome heated towel rail





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
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