

Scrivins & Co

Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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18 CEDAR COURT WARD CLOSE, BARWELL, LE9 8NE

£220,000

Outstanding 2007 Springbourne Homes built first floor apartment with far reaching views to rear. Sought after and convenient very secure gated development within walking distance of the village centre including shops, schools, Doctors/Dentists, recreational facilities and with good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including security entry system, oak finish interior doors, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge with full width balcony and high quality fitted dining kitchen. 2 double bedrooms, both with fitted wardrobes (main with en suite shower room) and bathroom. Allocated parking and visitor spaces. Access to large loft for storage. Well kept communal sunny gardens to rear of approximately 1 acre with seating area and BBQ. Viewing highly recommended. Carpets and some light fittings included. No pets allowed at the block



TENURE

LEASEHOLD

LEASEHOLD - Lease for a term of 125 years from 2007

Service charge £1550 per annum

Ground rent £197 per annum

COUNCIL TAX BAND - D

ACCOMMODATION

UPVC SUDG front door with video entry system to:

COMMUNAL HALLWAY

Access to first floor via one singular flight of stairs, lighting on a timer, solid wood panelled front door to:

L SHAPED ENTRANCE HALLWAY

No. 18 with video entry telephone. Wired in smoke alarm. Two radiators. Thermostat for central heating system. Door to airing cupboard housing the Vaillant pressurised cylinder for domestic hot water. Digital programmer for central heating and domestic hot water. Consumer unit. Lighting. Door to cloaks cupboard with fitted shelving. Loft access with extending aluminium ladder. The loft is partially boarded and has lighting. Attractive beech finish interior door to

REAR LOUNGE

15'3" x 18'6" (4.66 x 5.65)

Two double panelled radiators. TV and telephone points including SKY. UPVC SUDG sliding patio doors to



FITTED DINING KITCHEN TO REAR

10'2" x 15'6" (3.12 x 4.73)

Fashionable range of matt grey fitted kitchen units with soft closing doors and drawers consisting inset 1.1/2 bowl single drainer stainless steel sink unit with mixer taps above and cupboards beneath. Further matching range of floor mounted cupboard units and three drawer unit. Contrasting black granite working surfaces above with inset NEFF five ring stainless steel gas hob unit. Concealed lighting over the working surfaces. Stainless steel chimney extractor above. Grey tiled splashbacks. Further matching range of wall mounted cupboard units, one concealing the Vaillant gas condensing combination boiler for central heating and domestic hot water. Integrated appliances include a stainless steel fan assisted oven with grill, microwave oven, a fridge freezer, washer dryer and a dishwasher. Ceramic tiled flooring.



BEDROOM ONE TO FRONT

15'11" x 11'5" (4.86 x 3.49)

A range of fitted bedroom furniture in beech consisting two single and two double wardrobe. Chest of drawers. Display shelving/TV plinth. Two matching bedside cabinets. Double panelled radiator. TV aerial point. Door t



EN SUITE SHOWER ROOM

5'0" x 5'8" (1.54 x 1.75)

White suite consisting fully tiled quadrant corner shower cubicle. Pedestal wash hand basin with circular mirror fronted bathroom cabinet above included. Further wall mounted mirror fronted bathroom cabinet included. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan.



BEDROOM TWO TO FRONT

9'8" x 14'4" (2.96 x 4.39)

With a range of fitted bedroom furniture in beech consisting one single wardrobe, one double wardrobe and one corner wardrobe unit. Double panelled radiator. TV aerial point.



BATHROOM TO FRONT

6'0" x 6'2" (1.83 x 1.88)

White suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Pedestal wash hand basin. Illuminated mirror above. Low level WC. Contrasting fully tiled surrounds including the flooring. Chrome heated towel rail. Extractor fan.



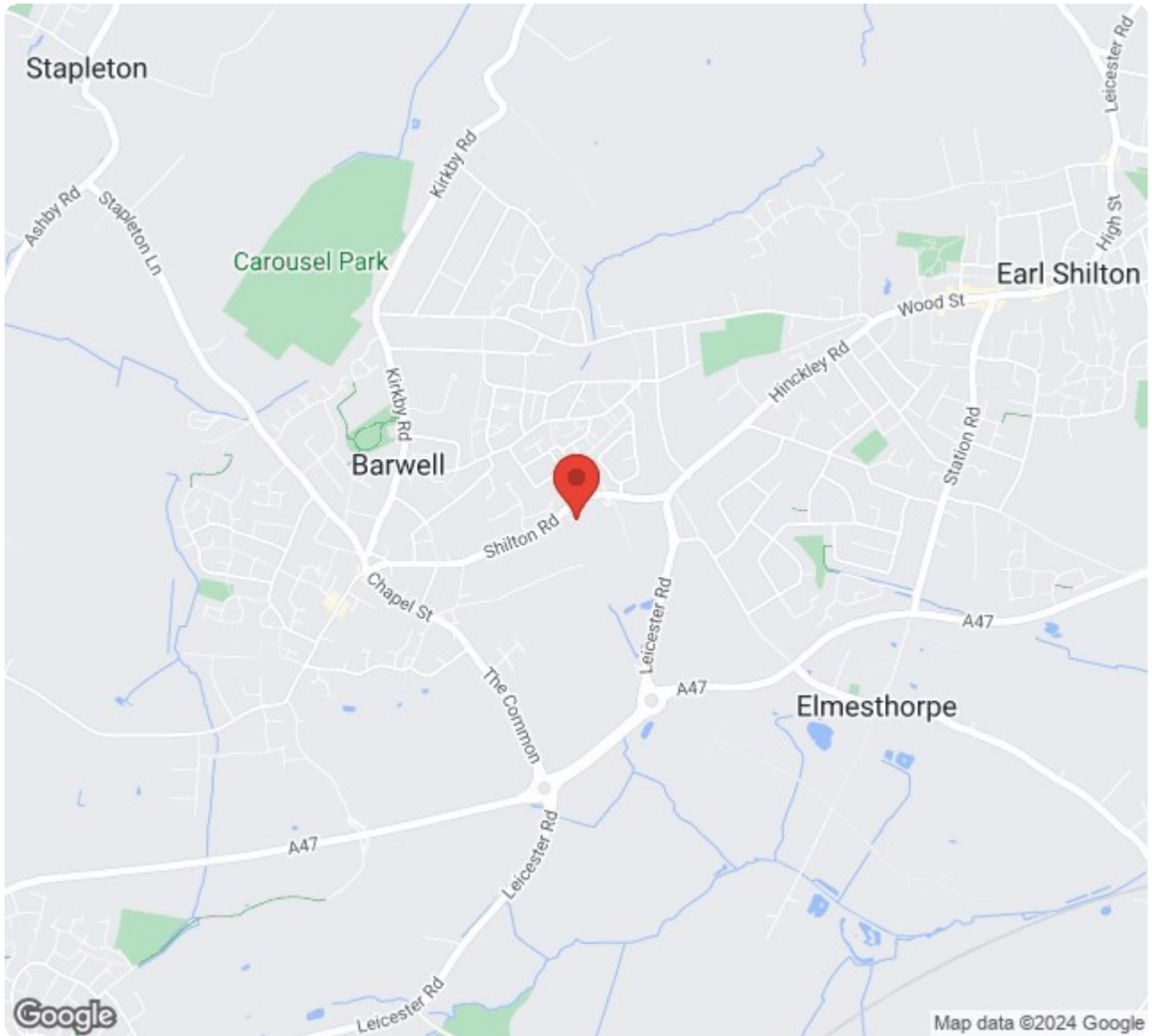
FULL WIDTH DECKED PATIO

With surrounding glass balustrades composite decking. Outside tap, light and a sun awning. Extensive views over the landscaped gardens and views beyond

OUTSIDE

The property is set well back from the road in a secure gated development. To the front of the property there is an allocated tarmac car parking space. Outside lighting and bin stores. Visitor parking. Pathways lead down both sides of the property to the large well kept communal gardens at the rear which are principally laid to lawn with surrounding well stocked beds and borders. Brick built BBQ and seating area. The gardens have a sunny aspect and extensive views over gardens and farm land beyond





Ground Floor



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 80 | 80 |
| (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 | | | |
| (1-20) G | | | |
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