

# Scrivins & Co

## Sales & Lettings

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

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### 33 CLIFTON COURT, HINCKLEY, LE10 0XQ

**£100,000**

Cash buyers only. A spacious modern Jelson built first floor apartment with open views to rear. Popular and convenient cul-de-sac location within walking distance of parade of shops, doctors surgery, public house, Battling Brook school, parks, bus services, with good access to major road links. Well presented and much improved including refitted kitchen and bathroom, fitted wardrobes. Economy 7 heating and UPVC SUDG. Offers entrance lobby, entrance hallway, lounge with balcony and dining kitchen, two double bedrooms and bathroom with shower. Allocated parking space, communal gardens and bin stores. Contact agent to view, carpets and blinds included. Furniture and white goods available by separate negotiation.





## TENURE

Leasehold 60 years currently left.

No service charge due to no management agent.

Ground rent £25 per annum.

£3.08 monthly charge for the communal electric in the block.

Council Tax Band = A

## ACCOMONDATION

Wood panelled and glazed double doors to

## COMMUNAL ENTRANCE HALLWAY

With lighting on a timer.

## STAIRWAY TO FIRST FLOOR

Attractive woodgrain composite panelled front door to number 33.

## ENTRANCE LOBBY

Built in double cloak's cupboard, with shelving and power point, door to

## ENTRANCE HALLWAY

With Dimplex storage heater, door to the airing cupboard housing the lagged copper cylinder fitted immersion heater for domestic hot water.

## REAR LOUNGE

10'8" x 13'9" (3.26 x 4.21)

With Dimplex storage heater, T.V aerial point, UPVC sliding patio doors to a balcony. Door to



## REFITTED DINING KITCHEN TO REAR

8'11" x 17'9" (2.72 x 5.42)

With a fashionable range of gloss grey fitted kitchen units with soft close doors, consisting inset single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching range of floor mounted cupboard units and three drawer units. Contrasting white Quartz finish working surfaces above with inset four ring induction hob unit, stainless steel chimney extractor above. Matching upstands, further matching range of wall mounted cupboard units. An integrated single fan assisted oven with grill, stainless steel combination microwave oven, fridge freezer, dishwasher. Plumbing for automatic washing machine, grey oak wood finish laminate wood strip flooring. Avalon controllable heater. Loft access, double glazed Velux windows, built-in blinds. UPVC SUDG door to the balcony.



## BEDROOM ONE TO REAR

9'8" x 13'9" (2.96 x 4.20)

With two built-in double wardrobes, bridge of cupboards above the bed.



### **BEDROOM TWO TO FRONT**

13'5" x 7'8" (4.09 x 2.36)

With fitted wardrobes the full width and one wall in cream, consisting four double wardrobe units.



### **REFITTED BATHROOM TO FRONT**

6'3" x 7'5" (1.91 x 2.28)

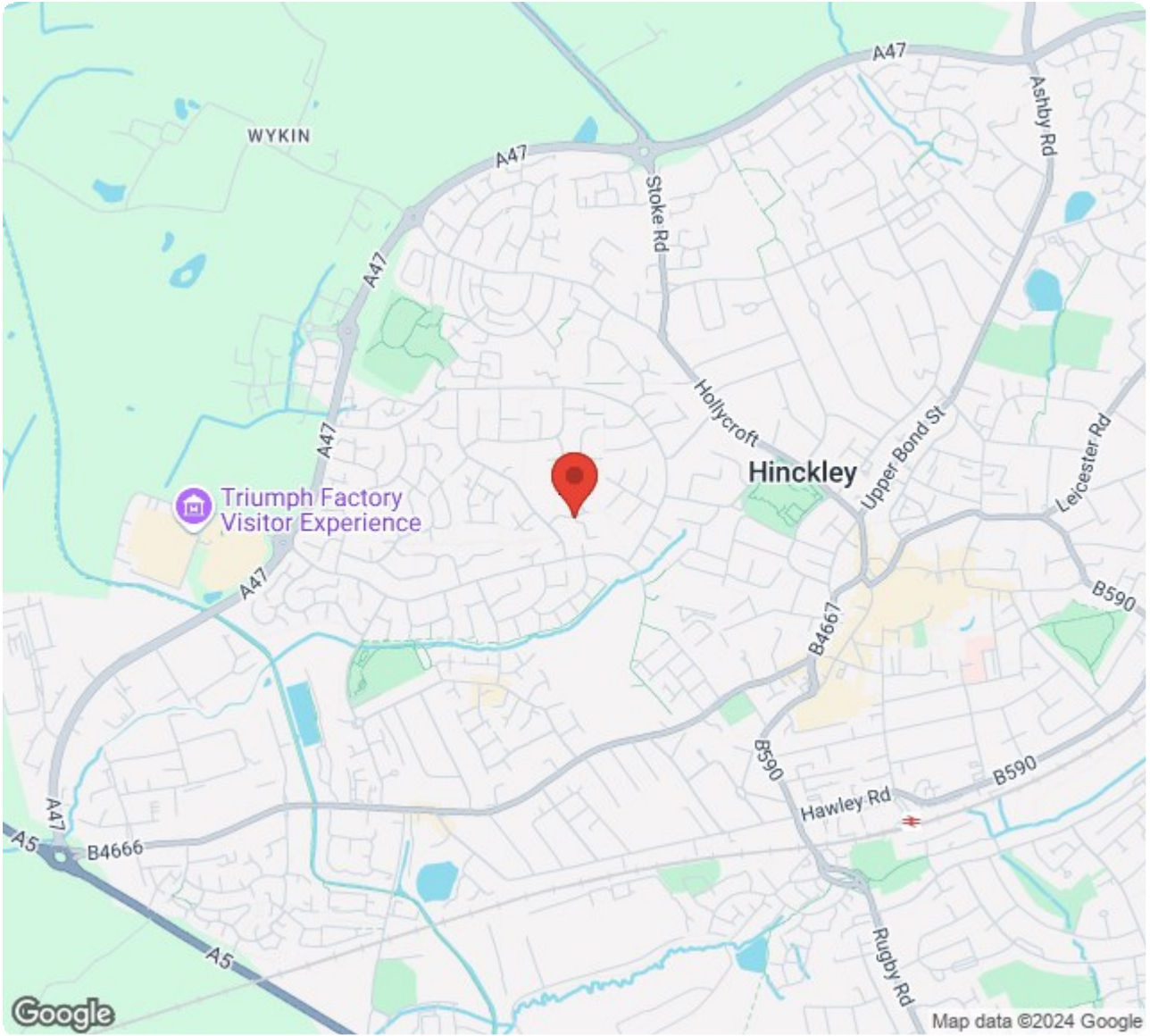
White suite consisting of L-shape panelled bath, electric shower unit above, glazed shower screen side, pedestal wash hand basin, low level W.C. Contrasting fully tiled surrounds, chrome heated towel rail.



### **OUTSIDE**

There are communal gardens, allocated car parking space and bin stores.





### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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