

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 1 WEAVERS COURT TRINITY LANE, HINCKLEY, LE10 0BT

**ASKING PRICE £110,000**

NO CHAIN. Impressive ground floor apartment. Popular and highly convenient edge of town location within walking distance of the town centre, the Crescent, doctors, dentists, train and bus stations, Hollycroft park, the Leisure Centre and good access to major road links. The property benefits from a range of good quality fixtures and fittings including white panelled doors, security entry system, laminate wood strip flooring, economy 7 heating and SUDG. Offers entrance hall, lounge dining room and kitchen. One Double bedroom and bathroom with shower. Car parking space and bin stores. Viewing Highly recommended.



## TENURE

Leasehold

Ground rent : £150 per year paid every 6 months

Service charge : £1400 per year paid every 6 months

## ACCOMMODATION

With solid fire door to

## ENTRANCE HALLWAY

With laminate wood strip flooring, wall mounted consumer unit, smoke alarm, entry intercom, electric radiator. Six panelled door to

## LOUNGE DINING ROOM

12'7" x 15'1" (3.85 x 4.62)

With wood strip laminate flooring, two electric radiators, inset spotlights, wooden frame SUDG windows with venetian blinds. Six panelled door to storage cupboard housing the emersion tank for domestic hot water, shelving, wall mounted hanging hooks and lighting. Opening to



## KITCHEN

7'5" x 5'11" (2.28 x 1.82)

With a range of beechwood floor standing kitchen units with stone effect worktop, built in double electric oven, four ring electric hob and chrome extractor above. Single stainless steel drainer sink with chrome mixer taps. Tiled splashbacks, plumbing for washing machine. Further range of wall mounted beechwood cupboard units. Panelled door to



## BEDROOM

14'2" x 10'3" (4.34 x 3.13)

With wood strip laminate flooring, wall mounted heater. Six panelled door to storage cupboard with shelving. Panelled door to

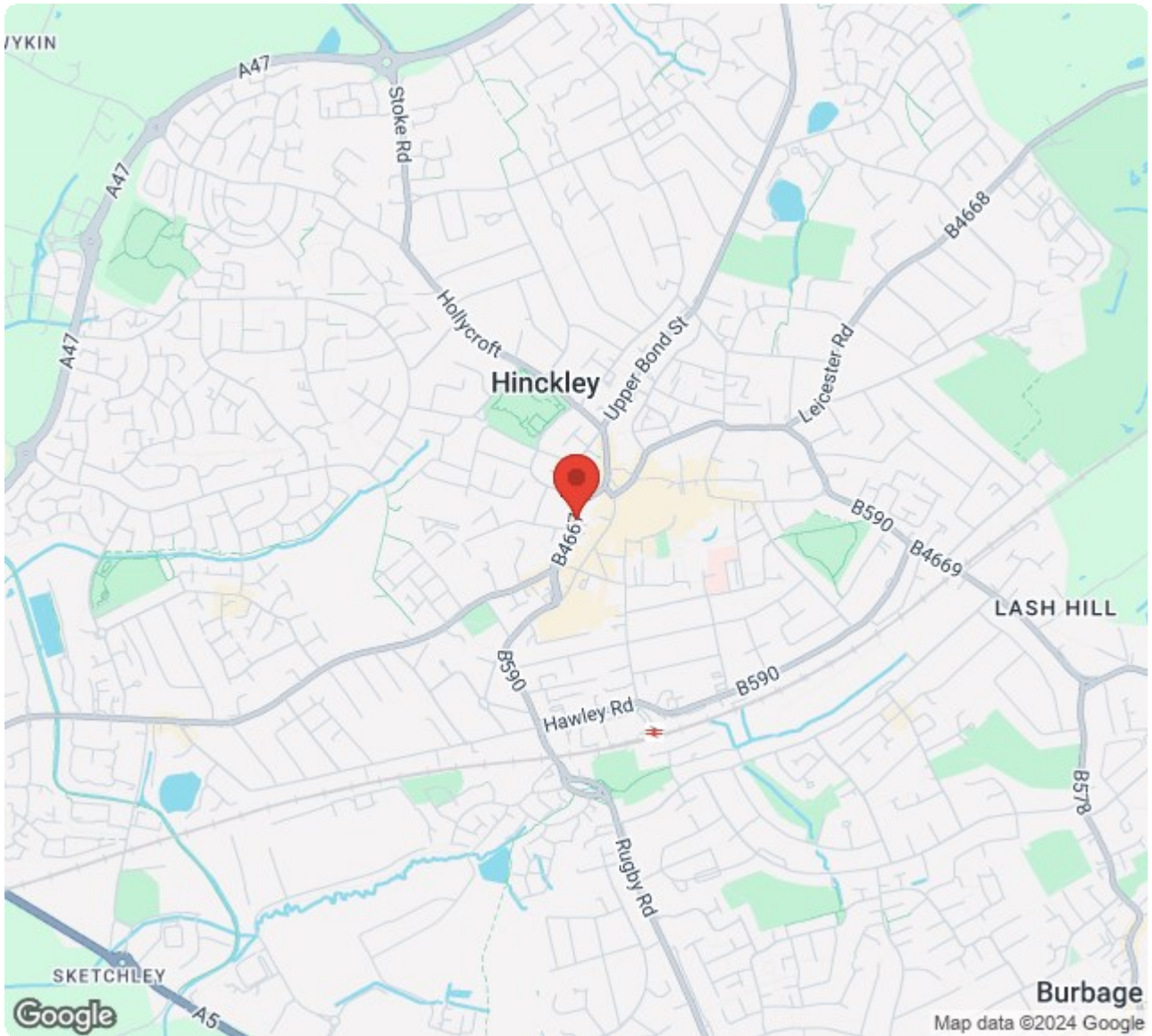


## BATHROOM

With three piece consisting of a low level vanity toilet unit, vanity sink unit with cupboards and chrome mixer tap. Panelled bath with chrome mixer tap. Bar shower above, tiled surrounds, extractor fan. Inset spotlights, wall mounted heater, tile effect lino flooring.







**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>		80	80
(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>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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