

# Scrivins & Co

## Sales & Lettings

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

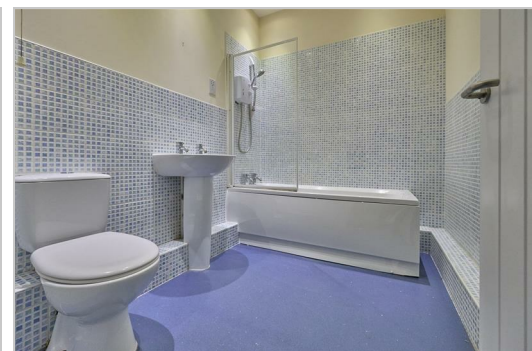
T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



**28 ALBERT ROAD, HINCKLEY, LE10 1PL**

**OFFERS OVER £120,000**

**NO CHAIN.** Stylish ground floor apartment, one of only four in this historic Art Deco listed building. Fashionable and highly convenient location within walking distance of the town centre, The Crescent, train and bus stations, leisure centre, doctors, dentists, bars and restaurants and with good access to major road links. Well presented with a range of good quality fixtures and fittings including security entry system, white panel interior doors, high ceilings, modern fitted kitchen and bathroom, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hallway, through lounge dining room and fitted kitchen. One double bedroom and bathroom with shower. Allocated car parking. Viewing recommended. New carpets included.



## TENURE

Leasehold - 981yrs remaining  
25% share of the freehold with a residents management company  
Service charge £100pcm

Council tax band - A

## ACCOMMODATION

Open canopy porch with security entry system. Attractive hard wood and glazed double doors leading to entrance porch with overhead lighting and further hardwood and glazed double doors to:

### COMMUNAL ENTRANCE HALLWAY

Wired in smoke alarms, attractive woodgrain front door with spy hole to flat 1.

### ENTRANCE HALLWAY

Security entry phone, radiator, wired in smoke alarm, built in double cloaks cupboard housing consumer unit. Attractive white panel interior doors to:

### THROUGH LOUNGE DINING ROOM TO FRONT

12'3" x 19'9" (3.74 x 6.02)

Two double panel radiators, TV aerial point, wireless digital programmer and thermostat for central heating system and domestic hot water.



### FITTED KITCHEN TO FRONT

11'10" x 7'4" (3.61 x 2.26)

Range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching range of floor mounted cupboard units and drawers with contrasting black roll edge working surfaces above and tiled splashbacks. Inset four ring stainless steel gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor hood above. Further matching wall mounted cupboard units. Appliance recess points, and plumbing for automatic washing machine.



### BEDROOM TO REAR

16'5" x 9'8" (5.01 x 2.97)

Built in double wardrobe housing the wall mounted gas condensing combination boiler for central heating and domestic hot water. Double panel radiator.



## **BATHROOM**

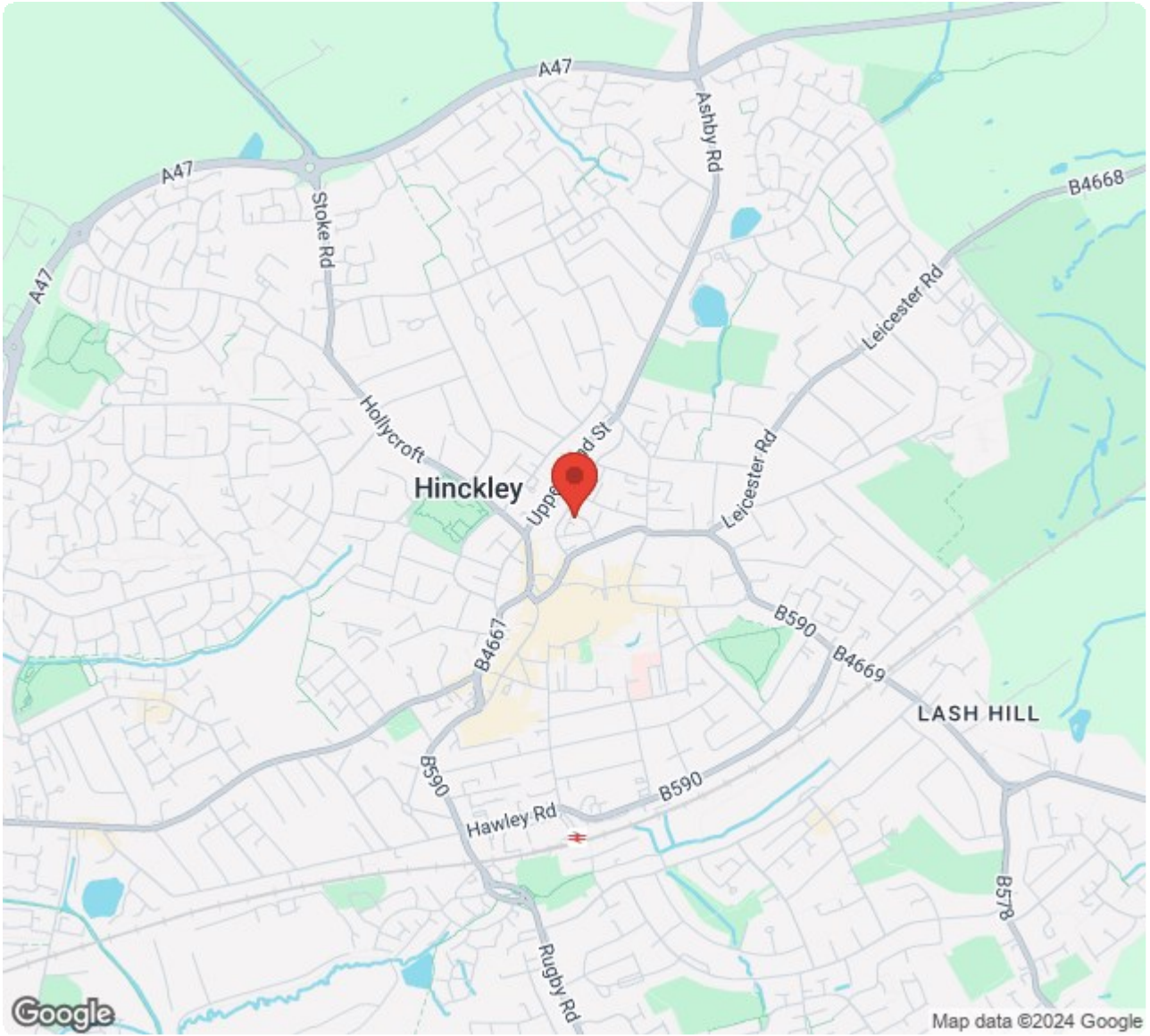
8'0" x 6'5" (2.46 x 1.97)

White suite consisting panelled bath with electric shower unit above and glazed shower screen to side, pedestal wash hand basin and low level WC. Shaver point, extractor fan, inset ceiling spotlights and white heated towel rail.

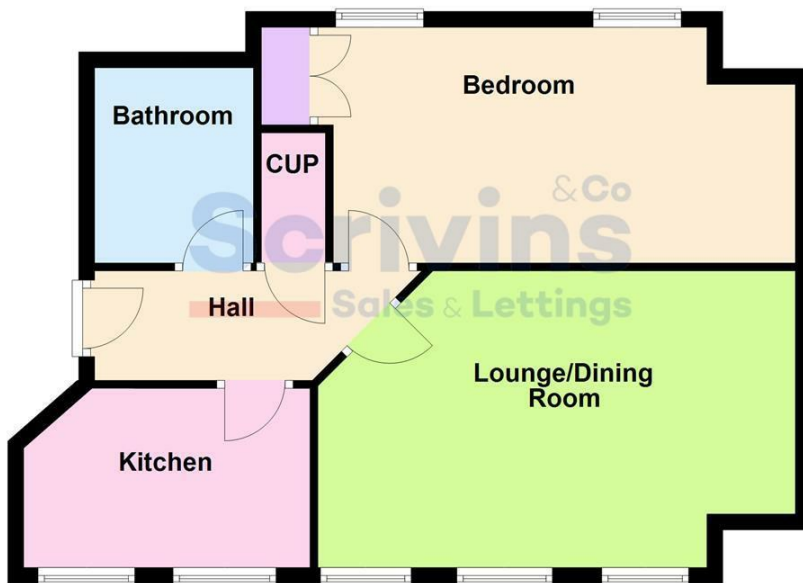


## **OUTSIDE**

Allocated car parking 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>		73	75
(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			
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