



11 DESFORD HOUSE SOUTHFIELD ROAD, HINCKLEY, LE10 1UG

OFFERS OVER £120,000

Stylish 2005 third floor apartment with far reaching views. Sought after and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, parks, leisure centre, public houses, 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 panelled interior doors, wooden flooring, wired in smoke alarm, spotlights, electric heating and UPVC SUDG. Spacious accommodation offers entrance hall, open plan fitted living dining kitchen with Juliet balcony. Two double bedrooms and bathroom with shower. Allocated parking space. Viewing recommended. Blinds and white goods included.



TENURE

LEASEHOLD

155yrs from 2005 - 135yrs remaining

Service charge - £1350 per annum

Ground rent - £240 per annum

Council tax band B

ACCOMMODATION

Open canopy porch with outside lighting and security entrance system. Wood panel and SUDG door to:

COMMUNAL ENTRANCE HALLWAY

Slimline panel heater individual mailboxes, lighting on a timer and wired in smoke alarms., Stairway to 3rd floor. Solid wood panelled front door to No 11.

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, slimline panel heater, inset ceiling spotlights, wired in smoke alarm, security entry phone, loft access and wall mounted consumer unit. Attractive white four panel interior doors to:

STORE ROOM/AIRING CUPBOARD

Housing PulsaCoil cylinder for domestic hot water.

OPEN PLAN FITTED LIVING DINING KITCHEN

11'4" x 24'4" (3.46 x 7.43)

Living dining area with oak finish laminate wood strip flooring and two slimline panel heaters with timers and thermostats. TV aerial point and UPVC SUDG French doors to a Juliet balcony. Fitted kitchen with a range of light woodgrain fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit with mixer tap above and cupboard beneath. Further matching floor mounted cupboard units and four drawer unit with contrasting beech finish roll edge working surfaces above and tiled splashbacks. Inset stainless steel four ring gas hob unit, single fan assisted oven with grill beneath and stainless steel chimney extractor above. Further matching wall mounted cupboard units. Appliance recess points including plumbing for automatic washing machine. White goods included. Matching breakfast bar and oak finish laminate wood strip flooring.



BEDROOM ONE TO FRONT

10'7" x 13'6" (3.23 x 4.13)

Oak finish laminate wood strip flooring, slimline panel heater with timer and thermostat and TV aerial point.



BEDROOM TWO TO FRONT

9'7" x 8'3" (2.93 x 2.52)

Oak finish laminate wood strip flooring and slimline panel heater with timer and thermostat.



BATHROOM

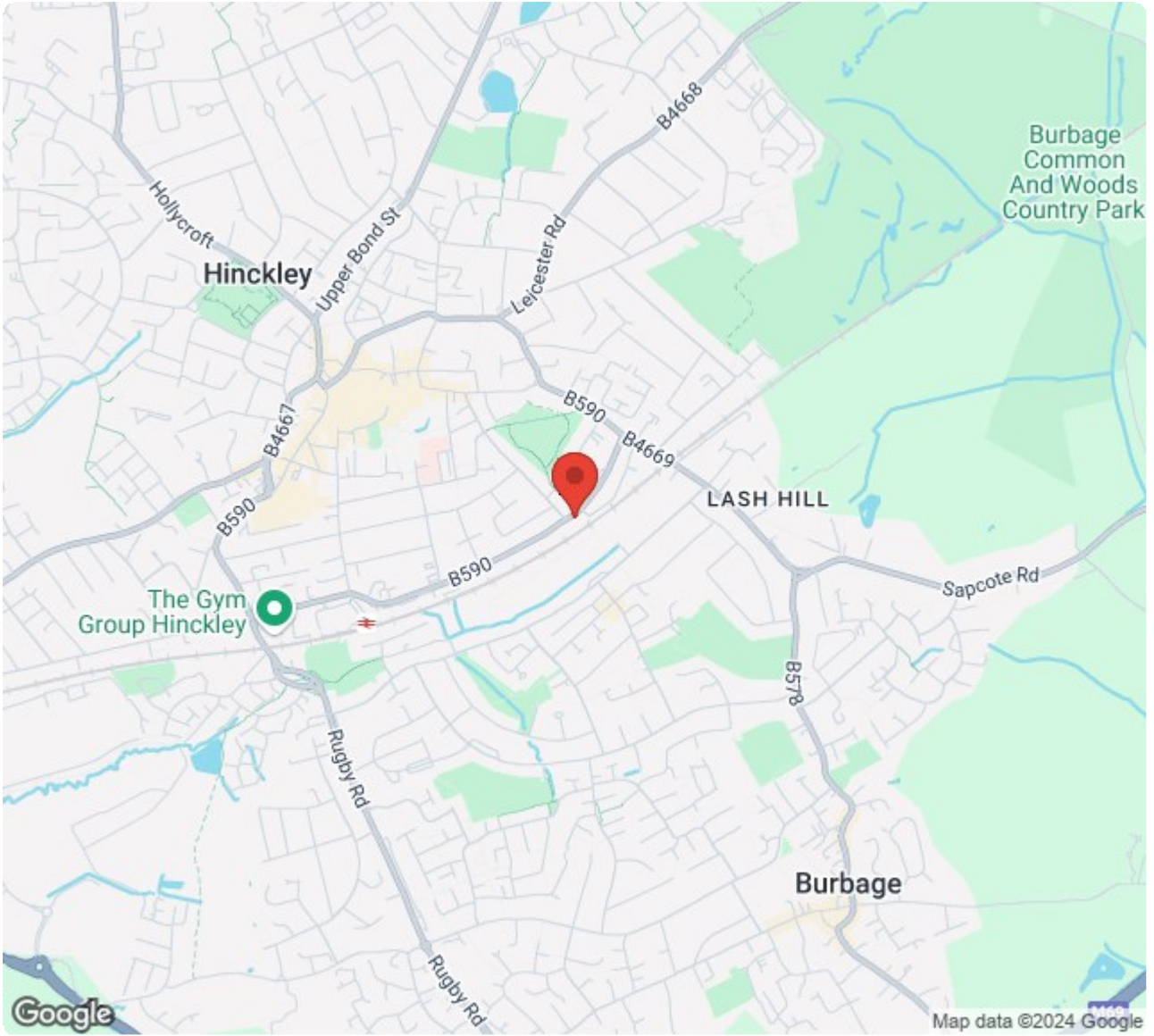
8'10" x 5'6" (2.71 x 1.70)

White suite consisting panelled bath with mains shower unit above and glazed shower screen to side. Pedestal wash hand basin and low level WC. Contrasting tiled surrounds, wall mounted mirror fronted bathroom cabinet, oak finish laminate wood strip flooring, heated towel rail and inset ceiling spotlights. Extractor fan and shaver point.

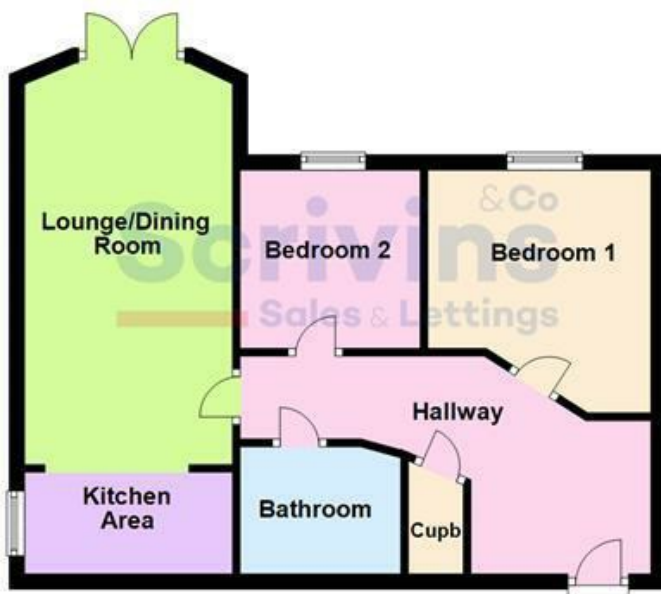


OUTSIDE

Well kept communal gardens, allocated car parking space and bin store.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			66
		44	
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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			



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