

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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18 ASHBY COURT ASHBY ROAD, HINCKLEY, LE10 1RR

ASKING PRICE £110,000

No Chain. Spacious, modern first floor apartment in this very secure sheltered retirement development. Sought after and convenient location within walking distance of ASDA superstore, bus services and the town centre. Well presented and much improved including refitted wet room, fitted wardrobes, security entry system, 24 hour emergency pull cords. Gas central heating and UPVC SUDG, offers entrance hall, store room, though lounge dining room and fitted kitchen, two double bedrooms and wet room. Further communal facilities including 24 hour staffing, weekly service clean, communal lounge, on site dining room, lift, stairlift, visitor guest suite, communal gardens and car parking. Viewing recommended. Carpets, curtains, blinds included.



TENURE

This property is Leasehold with 99 year lease from 2022. The current service charge is £599.51 PCM and this includes the following:

Duty Manager on site 24 hours a day and daily checks.

Apartment Cleaning 1.5 hours weekly.

Building Maintenance and Insurance.

Maintenance/Re-furbishing of communal areas and gardening costs.

ACCOMMODATION

Attractive wood grain front door with doorbell and spy hole leading to

ENTRANCE HALLWAY

With single panelled radiator, wired in smoke alarm, thermostat for central heating system. intercom to reception. Door to walk in store room with fitted shelving, lighting and electric consumer board. Door to the airing cupboard.

REAR LOUNGE/DINING ROOM

17'8" x 10'7" (5.40 x 3.25)

With double panelled radiator (shelf over), telephone point, three matching wall lights. Wired in smoke alarm. Emergency Pull Cord. Door to



REAR FITTED KITCHEN

8'10" x 7'11" (2.70 x 2.42)

With a range of grey fitted kitchen units, consisting inset single drain stainless steel sink, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and three drawer unit, contrasting white roll edge working surfaces above, tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points, plumbing for automatic washing machine, electric cooker point. Wall mounted Worcester gas condensing boiler for central heating and domestic hot water with programmer. Kick panel heater, wired in heat detector.



REAR BEDROOM ONE

8'9" x 13'9" (2.67 x 4.21)

With built in floor height double slide robe in white, radiator, telephone point, emergency pull cord.



REAR BEDROOM TWO

7'7" x 13'9" (2.32 x 4.20)

With radiator, emergency pull cord, serving hatch from the kitchen.

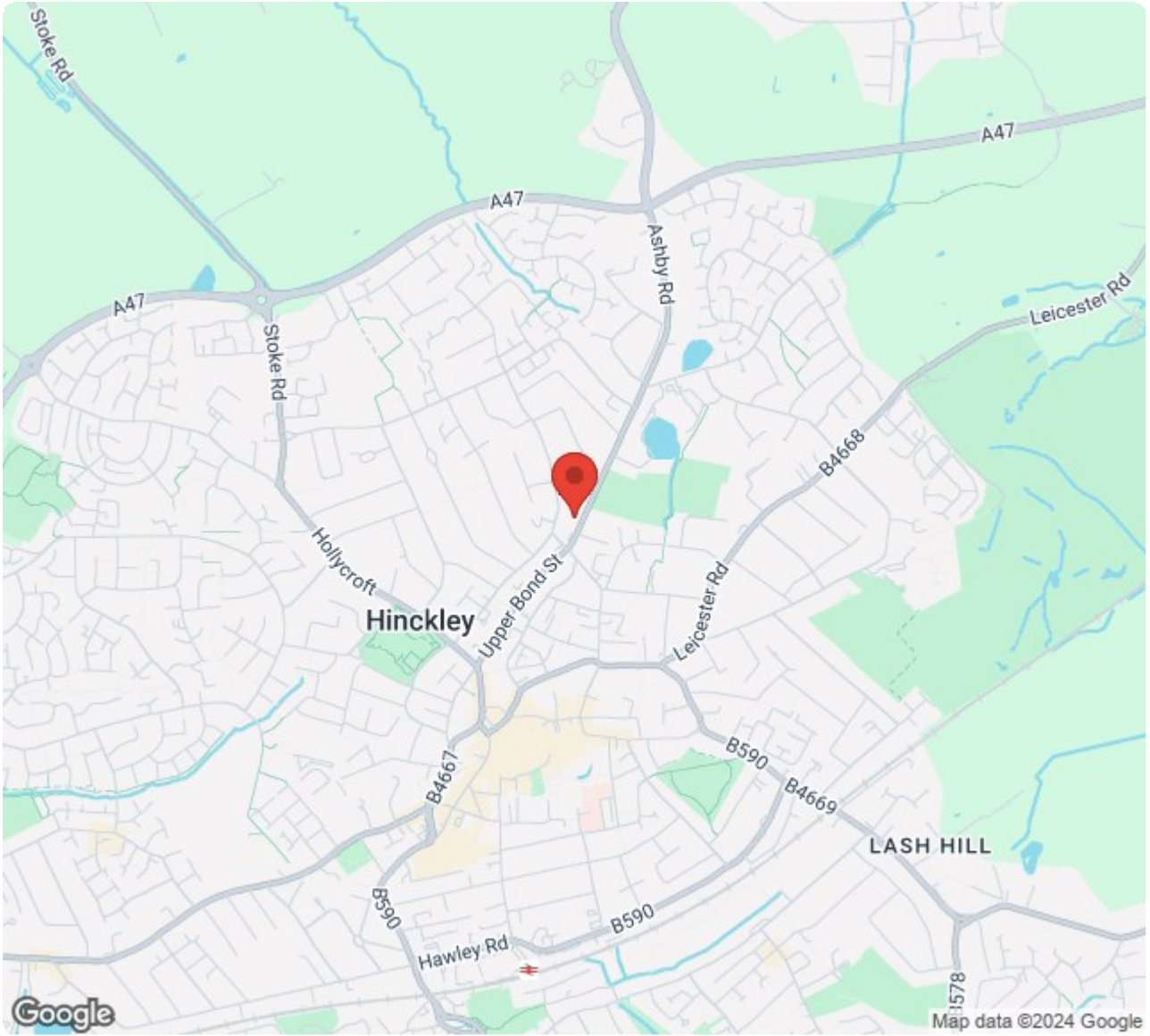


REFITTED WET ROOM

7'10" x 6'4" (2.39 x 1.94)

With white suite consisting of a walk in shower, vanity sink unit with two white gloss drawers beneath, mirror above, low level WC. Radiator, emergency pull cord. Shaver point and extractor fan.





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			
Not environmentally friendly - higher CO ₂ emissions			
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