



### 27 TAME WAY, HINCKLEY, LE10 0XT

**ASKING PRICE £120,000**

**NO CHAIN.** Impressive first floor apartment in excellent condition. Sought after and highly convenient location within walking distance of the town centre, the Crescent, doctors, dentists, train and bus stations, parks and easy access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, security entry system, wired in smoke alarms, gas central heating with HIVE thermostat and UPVC SUDG. Spacious accommodation offers entrance hall and open plan living dining kitchen. Two double bedrooms and shower room. Allocated car parking spaces. Viewing highly recommended. Ideal First Time Buy or Buy to Let investment.





## TENURE

Leasehold  
Service charge : £1638.11 PA paid to Places for People Living Plus  
Council Tax Band A

## ACCOMMODATION

UPVC SUDG door to

## ENTRANCE HALLWAY

With wood strip laminate flooring, alarm sensors and programmer, inset ceiling spotlights, wired in smoke alarm. HIVE heating system programmer. Panelled door to storage cupboard housing the circuit board & drying machine. Panelled door to further storage cupboard with shelving. Panelled door to



## OPEN PLAN KITCHEN LIVING SPACE

16'4" x 10'4" (5.00 x 3.17)



## KITCHEN AREA

Kitchen Area - With tiled flooring, a range of white gloss floor standing kitchen units with solid wood worktop with tiled splashbacks. Single stainless steel drainer sink with chrome mixer taps, built in Hisense oven, four ring electric Hisense hob, extractor above, built in fridge freezer. Further range of matching floor mounted cupboard units. Inset ceiling spotlights, heat detector. Samsung washing machine to stay.



## LOUNGE AREA

With wood strip laminate flooring, single panelled radiator, TV aerial point. Panelled door to



### **BEDROOM ONE**

11'10" x 8'9" (3.62 x 2.68)

With wood strip laminate flooring, single panelled radiator. Inset ceiling spotlights, smoke alarm. TV aerial point, built in white gloss wardrobes with shelving and hanging rails. TV aerial point



### **BEDROOM TWO**

7'9" x 10'4" (2.38 x 3.16)

With wood strip laminate flooring, inset ceiling spotlights. Smoke alarm, TV aerial point. built in wardrobes with cupboards and hanging rail. This also houses the Worcester Bosch boiler for domestic hot water and gas central heating. Single panelled radiator. Panelled door to



### **SHOWER ROOM**

5'4" x 8'1" (1.63 x 2.48)

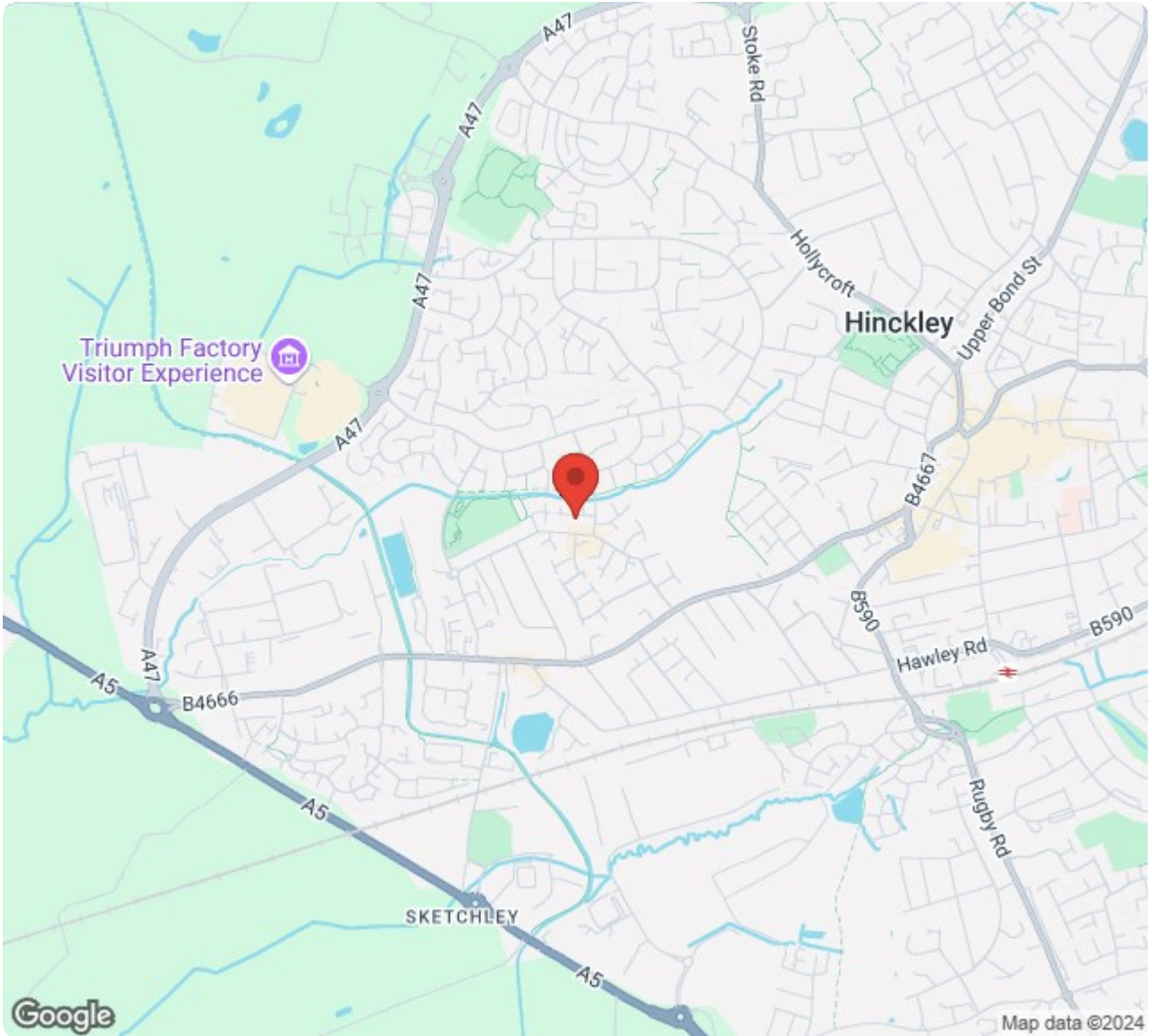
With tiled flooring, three piece suite consisting of a low level WC, wall mounted vanity wash hand basin with chrome mixer tap. Corner glazed shower enclosure with wall mounted Mira electric shower. Fashionable chrome towel heater. Tiled surrounds.



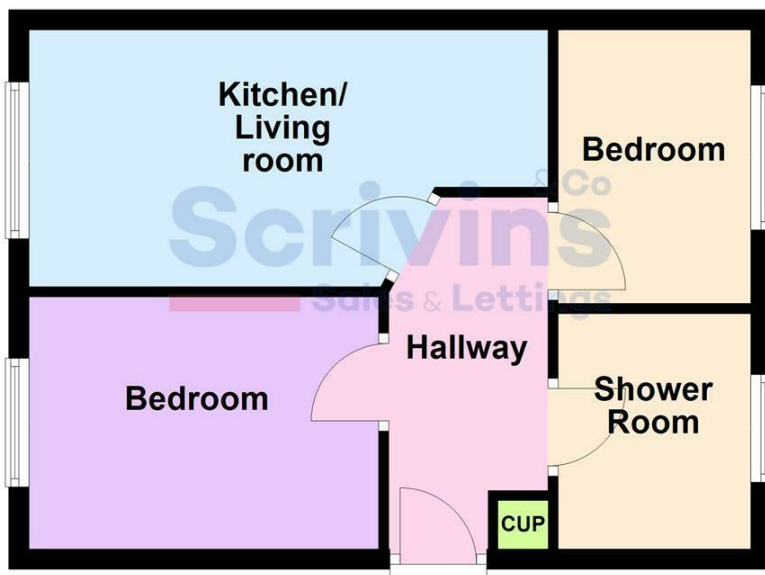
### **OUTSIDE**

There is two allocated parking spaces and bin stores.





### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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