

Scrivins & Co

Sales & Lettings

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

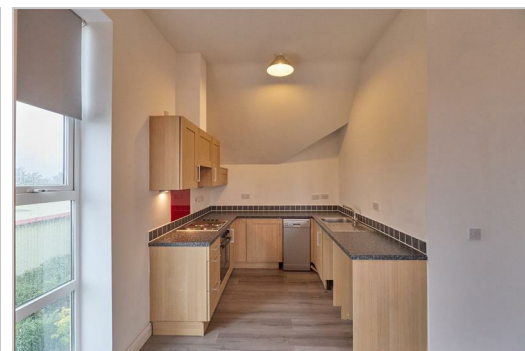
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5 RICHMOND HOUSE, HINCKLEY, LE10 0AF

ASKING PRICE £140,000

Impressive second floor modern apartment with high ceilings into the eaves. Fashionable and sought after development within walking distance of the town centre. The Crescent, schools, Asda, Morrisons, parks and good access to major road links. Well presented with a range of good quality fixtures and fittings including security entry system, electric panelled heaters and sealed unit glazed windows. Spacious accommodation offers entrance hallway, open-plan living dining kitchen with two good sized bedrooms (one with en-suite shower room) and family bathroom. Benefits from recent decoration throughout and refitted carpets/laminated flooring. Communal gardens, x2 secure allocated parking spaces and visitor spaces, bin & bike stores.



TENURE

Leasehold
£90 PCM for ground rent & Service
Lease Remaining 982 years
Council Tax Band B

ACCOMMODATION

Solid timber door

ENTRANCE HALLWAY

3'10" x 12'6" (1.17 x 3.82)

With grey wood effect laminate flooring, wired in smoke alarm. Loft access. Intercom for secure entry . Wall mounted electric heater. Solid door to useful storage cupboard housing the circuit board, with lighting . Solid door to airing cupboard housing the Megaflow immersion tank for hot water, with shelving. Solid door to

OPEN PLAN LIVING/DINING/KITCHEN AREA

18'0" x 19'5" I shaped (5.49 x 5.94 I shaped)

Living Area - With grey wood effect laminate flooring, with two wall mounted electric heaters. UPVC SUDG French doors to Romeo and Juliet balcony.



LIVING/DINING AREA

With grey wood effect laminate flooring, with two wall mounted electric heaters. UPVC SUDG French doors to Romeo and Juliet balcony.



KITCHEN AREA

With a range of beechwood floor standing cupboard units with chrome handles, with a stone effect worktop and tiled upstands. Electrolux built in oven with four ring electric hob and extractor above. Freestanding slimline Beko dishwasher, stainless steel drainer sink with chrome mixer tap. Further range of matching wall cupboard units. Solid door to



FAMILY BATHROOM

5'6" x 7'10" (1.70 x 2.40)

With grey wood effect laminate flooring, three piece suite consisting low level WC, pedestal wash hand basin with chrome mixer taps, panelled bath with chrome taps. Tiled surrounds. White fashionable towel heater. Venta Axia extractor fan. Solid door to



BEDROOM TWO

9'0" x 10'8" (2.76 x 3.27)

With wall mounted electric heater. Velux window. Solid door to



BEDROOM ONE

17'1" x 13'8" max (5.22 x 4.17 max)

With wall mounted electric heater, freestanding grey fronted wardrobes with shelving and hanging rails. Velux window. Solid door to



EN-SUITE SHOWER ROOM

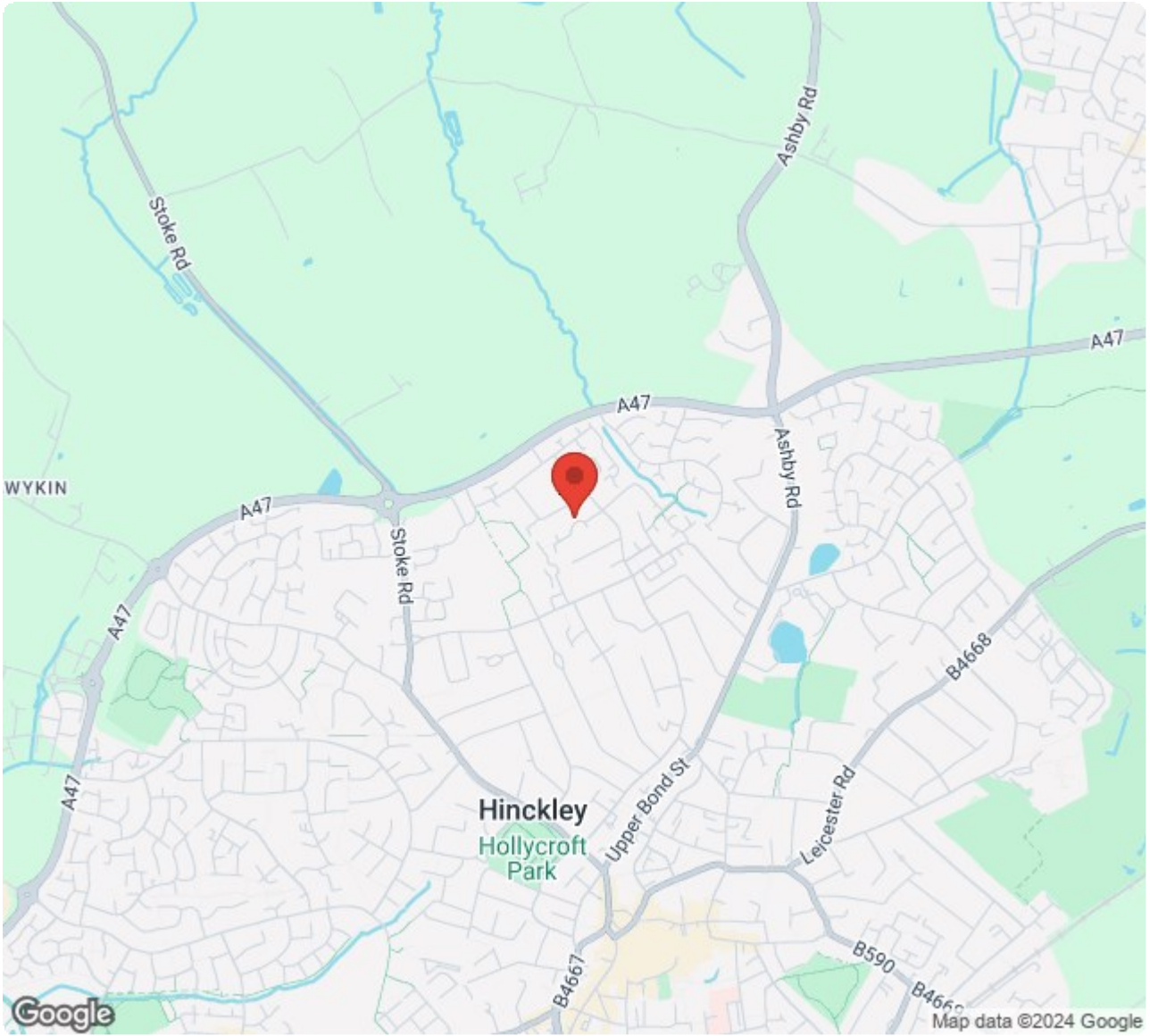
6'0" x 6'0" (1.84 x 1.84)

With tile effect laminate flooring. Three piece suite consisting of low level WC, pedestal wash hand basin, chrome taps above. Tiled splashbacks. Corner shower enclosure with a bar shower and tiled surrounds. White fashionable towel heater, extractor fan

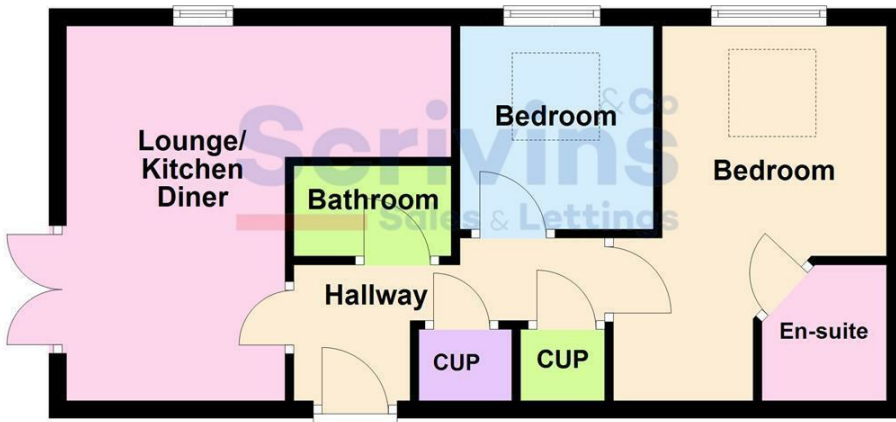


OUTSIDE

Communal gardens, x2 secure allocated parking spaces and visitor spaces, bin & bike stores.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B		76	
(69-80) C			
(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			
England & Wales		EU Directive 2002/91/EC	



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