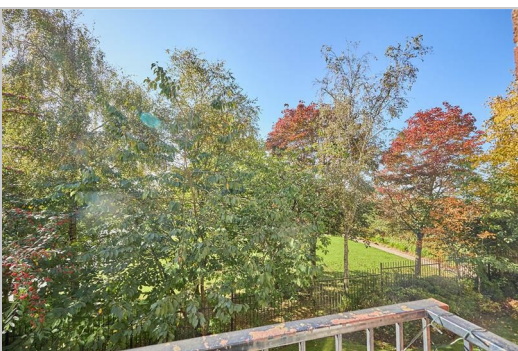




## 15 TRINITY COURT, HINCKLEY, LE10 0BY

**£100,000**

NO CHAIN. Spacious first floor apartment. Popular and highly convenient town centre location. The property benefits from a range of good quality fixtures and fittings including security entry system, panelled interior doors, coving, economy 7 heating and UPVC SUDG. Offers entrance hallway, lounge dining room and fitted kitchen. One good sized bedroom and bathroom with shower. Allocated car parking space and bin stores. Viewing highly recommended. Ideal First time buy or investment.



## TENURE

Leasehold  
975 years remaining  
Council Tax Band A  
Service Charge - £770 per annum  
Ground Rent - £50 per annum

## ACCOMMODATION

### ENTRANCE HALLWAY 1ST FLOOR

With telephone entry system. Wired in smoke alarm. Door to airing cupboard which houses the lagged copper cylinder for hot water, attractive white panelled interior doors.



### FRONT BEDROOM

9'8" x 12'1" (2.95 x 3.69)

With coving to ceiling and wall mounted electric consumer unit. Wall mounted electric storage heater.



### REAR LOUNGE/DINING ROOM

10'2" x 12'11" (3.11 x 3.96)

With feature fireplace with marble hearth and backing, wooden surround. Coving to ceiling. electric storage heater, wall lights, UPVC SUDG French doors to Juliet balcony and archway to



## KITCHEN

6'8" x 8'11" (2.04 x 2.72)

With a range of floor standing cupboard units in white with roll edge working surfaces above, inset four ring electric hob with extractor hood above and electric oven and grill beneath. Inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Plumbing for automatic washing machine and appliance recess points. Further range of wall mounted cupboard units.



## BATHROOM

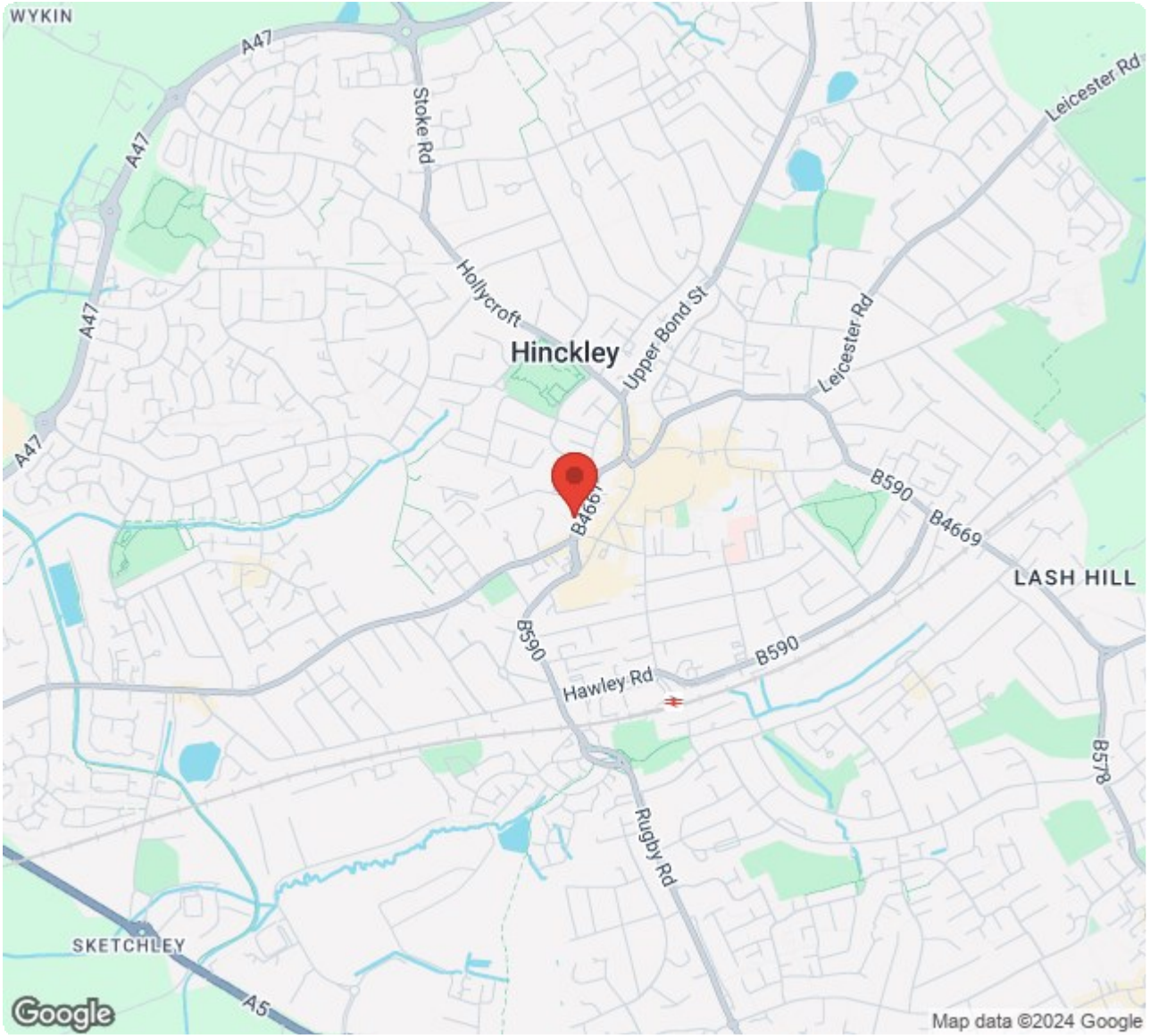
7'9" x 5'10" (2.38 x 1.78 )

With white suite consisting panelled bath with Triton electric shower above, tiled surrounds. Electric heater, low level WC, pedestal wash hand basin. Extractor fan, vinyl flooring, shaver point.

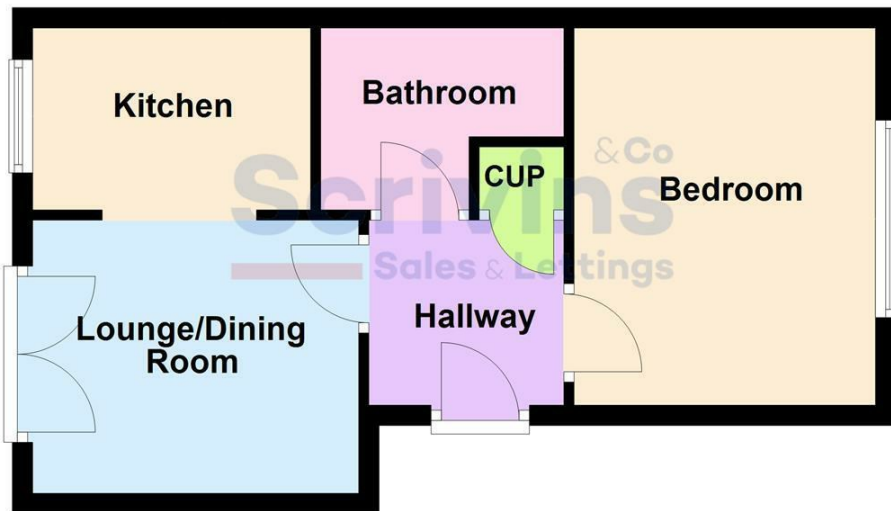


## OUTSIDE

The property has an allocated parking space. Bin stores.



### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		79	
(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 <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	



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