

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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JURIST HOUSE UPPER BOND STREET, HINCKLEY, LE10 1RW

OFFERS OVER £135,000

Impressive 2002 Taylor Wimpey built first floor apartment. Sought after and convenient location within walking distance of the town centre, The Crescent, schools, train and bus stations, doctors, dentists, Hollycroft Park, the leisure centre, bars, restaurants and with good access to major road links. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, ceramic tiled/wooden flooring, spotlights, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hallway, lounge dining room and fitted kitchen. Two good bedrooms (main with fitted wardrobes) and bathroom with shower. Allocated parking space, well kept communal gardens, bike stores and bin stores. Viewing highly recommended. Blinds included.



TENURE

LEASEHOLD

Lease term: 150 years from 01/04/2002

Service charge: £1006.00 per annum including buildings insurance

Ground rent: £189.12 per annum

Reserve fund: £70.00 per annum

The maintenance includes: cleaning inside the block communal areas, window cleaning, maintenance of the parking areas and cutting back shrubs, general maintenance of the block.

COUNCIL TAX BAND - B

ACCOMMODATION

Open canopy porch with outside lighting and security entry system. Attractive white six panel to communal hallway with individual mail boxes, communal meter cupboards, wired in smoke alarm and stairway to first floor with glass balustrades. Solid white six panel front door with spy hole to:

ENTRANCE LOBBY

Laminate wood strip flooring, wall mounted consumer unit and overhead lighting. White six panel interior door to:

ENTRANCE HALLWAY

Oak finish laminate wood strip flooring, radiator, security entry phone, wired in smoke alarm and feature ornamental alcove niche with glass display shelving. Door to a storage cupboard.

LOUNGE DINING ROOM TO FRONT

15'0" x 11'2" (4.59 x 3.41)

Oak finish laminate wood strip flooring, two radiators and TV aerial point.



FITTED KITCHEN TO FRONT

8'7" x 8'10" (2.64 x 2.71)

Fashionable range of gloss white fitted kitchen units consisting inset single drainer stainless steel sink unit with mixer tap above and double base unit beneath. Further matching floor mounted cupboard units and three drawer unit with contrasting beech finish roll edge working surfaces above and tiled splashbacks. Inset four ring gas hob unit, single fan assisted oven with grill beneath and integrated extractor above. Further matching wall mounted cupboard units, one concealing the gas condensing combination boiler for central heating and domestic hot water (new as of 2020 and still under warranty) Appliance recess points and plumbing for automatic washing machine. Ceramic tiled flooring, inset ceiling spotlights and kick panel heater.



BEDROOM ONE TO REAR

8'10" x 11'4" (2.70 x 3.46)

Built in double sliderobe with mirror glazed doors, oak finish laminate wood strip flooring, TV aerial point and radiator.



BEDROOM TWO TO REAR

9'6" x 7'7" (2.90 x 2.33)

Oak finish laminate wood strip flooring and radiator.



BAHTROOM TO REAR

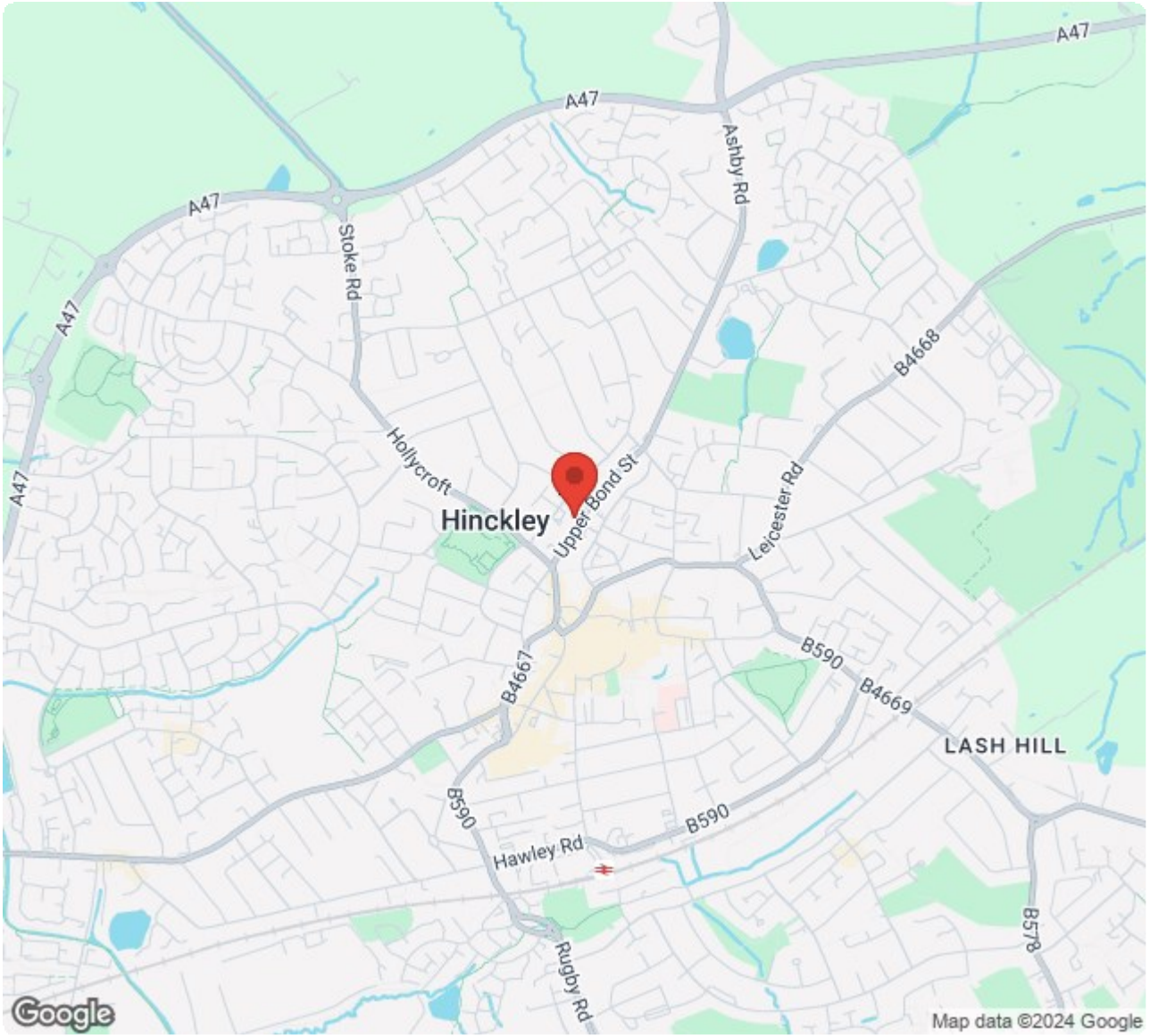
8'11" x 5'2" (2.74 x 1.59)

White suite consisting panelled bath with mains shower unit above and glazed shower screen to side, pedestal wash hand basin with mirror and light above and low level WC. Contrasting tiled surrounds including the flooring, radiator, inset ceiling spotlights and extractor fan.

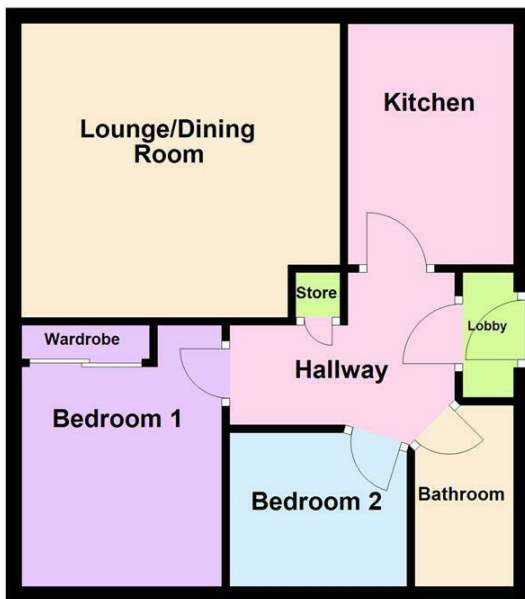


OUTSIDE

There are well kept communal gardens, allocated car parking space, external lighting, communal bin stores and bike racks.



Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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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