

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

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38 GRANVILLE GARDENS, HINCKLEY, LE10 0JD

£100,000

Modern second floor apartment in a popular and highly convenient location within walking distance of the town centre, The Crescent, Doctors surgery, the Leisure Centre and train station. Benefits from a range of good quality fixtures and fittings including modern kitchen and shower room, security entry system, wired in smoke alarms, fuel efficient electric heating and UPVC SUDG. Offers entrance hall, lounge and kitchen. 1 double bedroom and bathroom with shower. Car parking space, communal gardens and bin stores. Contact Agents to view.



TENURE

LEASEHOLD

Term 999yrs from 1986

Service Charge - £50 per annum

Ground Rent - £87 per month

COUNCIL TAX BAND - A

EPC RATING - TBC

ACCOMMODATION

Fire door to:

LOBBY

Lighting. Panel door to:

OPEN PLAN LIVING KITCHEN

17'9" x 13'0" (5.43 x 3.97)

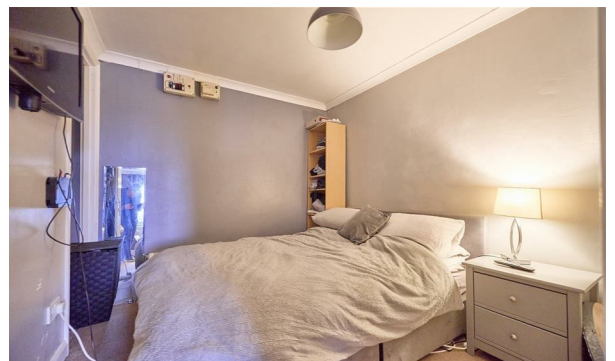
Wood effect LVT flooring throughout. Range of white fashionable floor standing cupboard units with brushed chrome handles and stone effect roll edge worktops over and tiled splashbacks. inset stainless steel sink with mixer tap. built in oven with with four ring hob and extractor above. Plumbing for automatic washing machine. Further range of matching wall mounted cupboard units. TV aerial point, wall mounted fuel efficient electric heater and loft access.



BEDROOM

8'0" x 8'7" (2.45 x 2.64)

Wall mounted circuit board, opening to built in wardrobe with hanging rail.



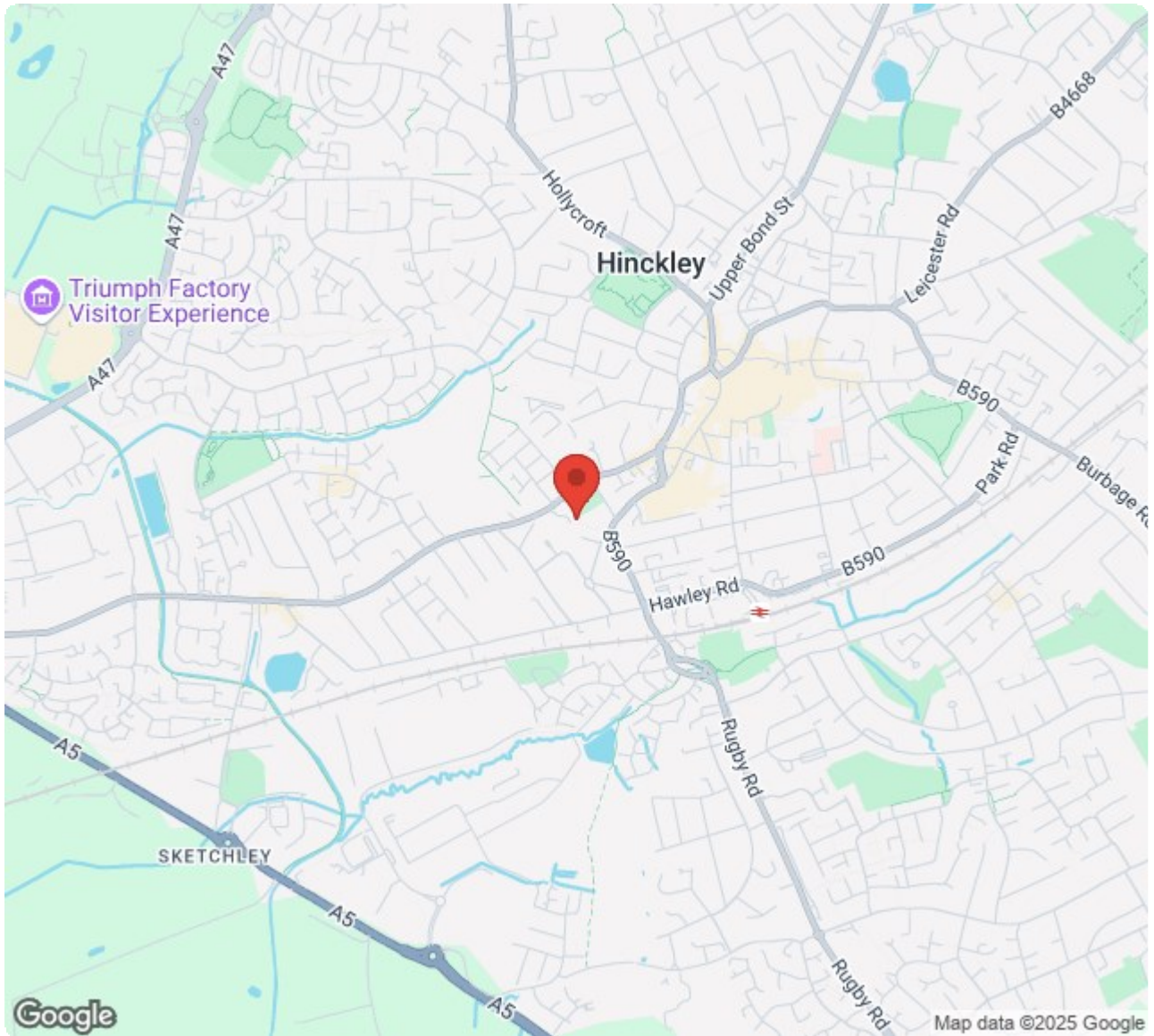
SHOWER ROOM

5'1" x 10'4" (1.57 x 3.17)

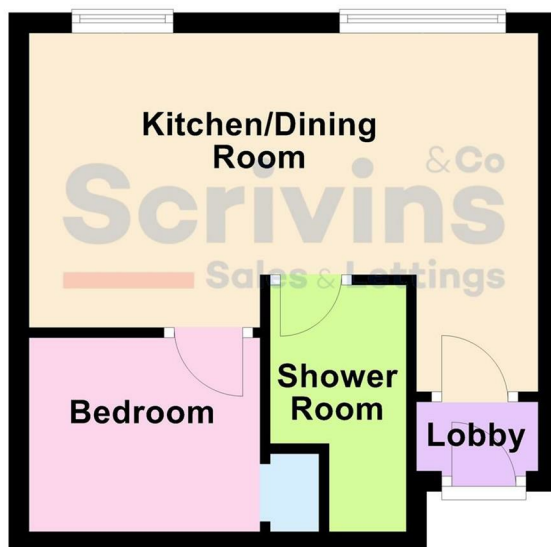
Pedestal wash hand basin with tiled splashback, low level WC and open shower with wall panelling and wall mounted electric Triton shower. Vinyl flooring, inset ceiling spotlights and extractor fan. Timber wall shelving and wall mounted mirror fronted cabinet.

OUTSIDE

One parking space 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	69	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 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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