

# 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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### 34 CLIFTON COURT, HINCKLEY, LE10 0XQ

**ASKING PRICE £85,000**

**NO CHAIN. CASH BUYERS ONLY.** Spacious modern Jelson built first floor apartment with open views to rear. Popular and convenient cul de sac location within walking distance of a parade of shops, Sainsburys Local, doctors surgery, Battling Brook school, the town centre, The Crescent, train and bus stations and with good access to major road links. Benefits from modern kitchen and bathroom, storage heating and SUDG. Offers entrance hall, lounge with balcony, two double bedrooms (main with fitted wardrobes) and bathroom with shower. Communal gardens and allocated parking space. Contact agents to view. Carpets and blinds included.





## TENURE

Leasehold-61years currently left

No service charge due to no management agent

Ground rent £25 per annum

£3.08 monthly charge for the communal electric in the block

Council Tax Band A

EPC Rating TBC

## ACCOMMODATION

Composite front door to

## ENTRANCE PORCH

With lighting, double timber doors to useful storage cupboard housing the circuit board and shelving. Further door to

## HALLWAY

With smoke alarm, door to cupboard housing the immersion tank. Door to

## SHOWER ROOM

6'0" x 6'2" (1.85 x 1.89)

With tile effect vinyl flooring, wall panelling, low level WC, pedestal wash hand basin with chrome mixer taps. Corner shower enclosure with electric Triton wall mounted shower, PVC panelling. Chrome towel heater. Door to



## BEDROOM TWO

13'4" x 7'8" (4.08 x 2.34)

With wall mounted electric heater, built in wardrobes with shelving and hanging rail. Door to



## BEDROOM ONE

13'8" x 9'7" (4.18 x 2.93)

With wall mounted electric heater, built in wardrobes with shelving and hanging rails. Door to



## LOUNGE

13'8" x 10'8" (4.19 x 3.26)

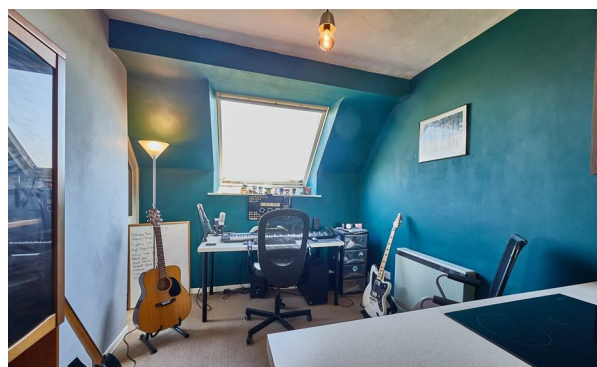
With wall mounted electric heater, PVC sliding doors to balcony, balcony has a storage cupboard. Door to



## KITCHEN/DINER

17'8" x 8'11" (5.40 x 2.72)

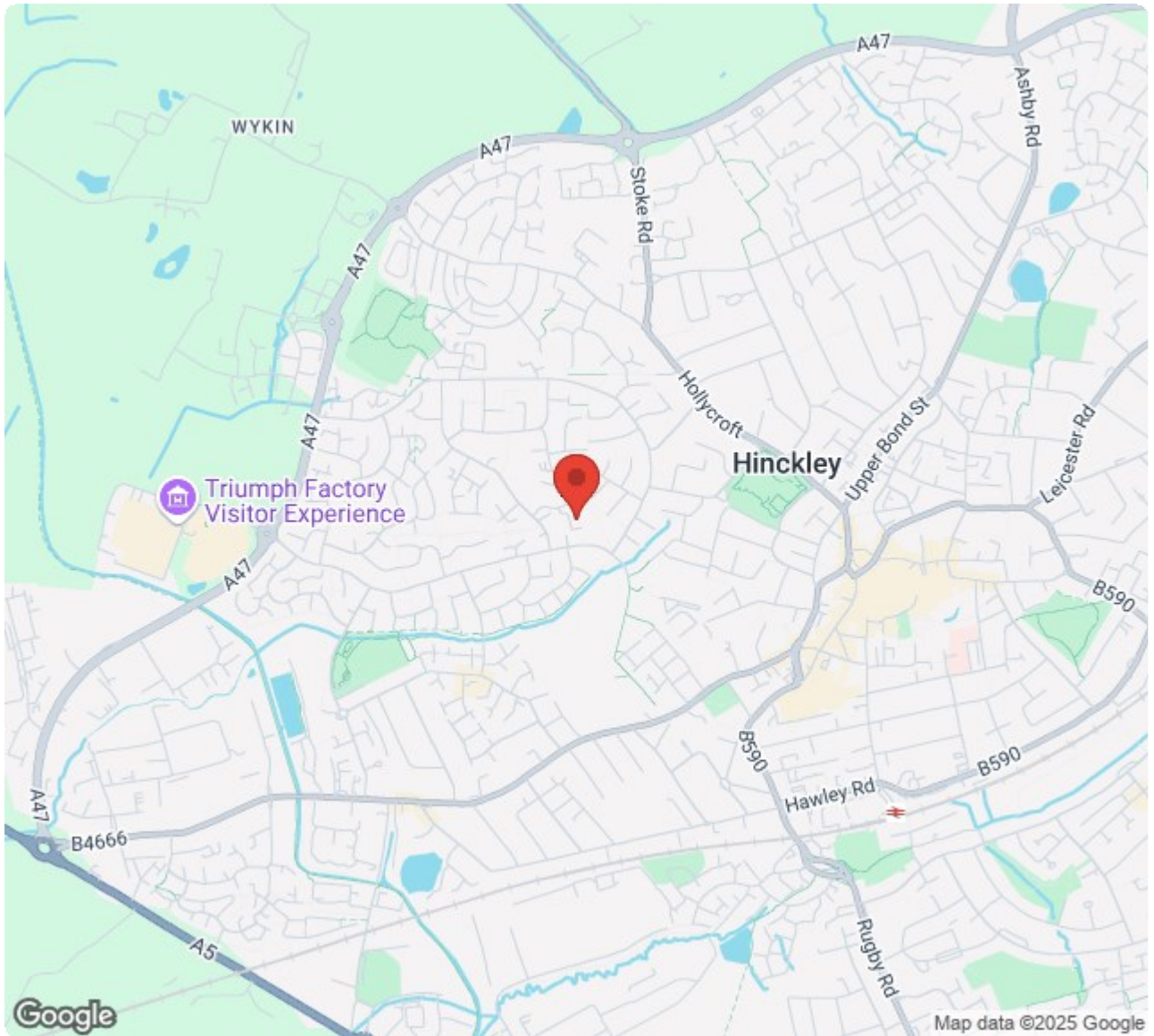
With a range of floor standing kitchen cupboard units with brushed chrome handles, stainless steel drainer sink with chrome mixer tap, built in oven with four ring electric hob. Further matching range of wall hung cupboards, wall mounted electric heater, large Velux window.



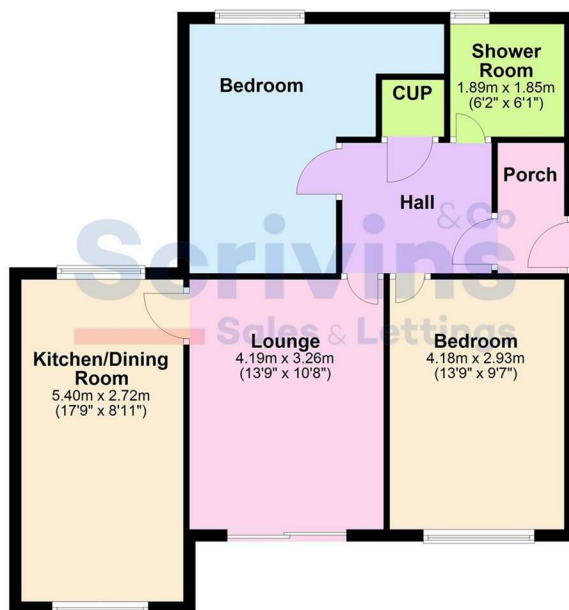
## OUTSIDE

The property has one allocated parking space.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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