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Company Number: 11832775 (Registered in England and Wales)

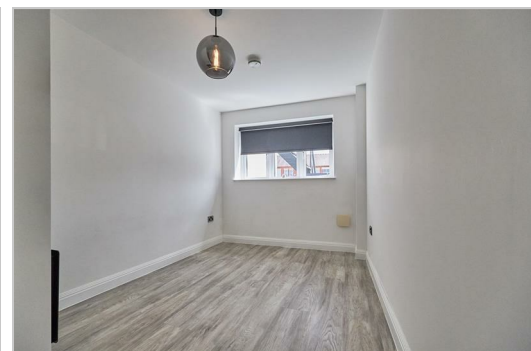
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FLAT 15 79-81 UPPER BOND STREET, HINCKLEY, LE10 1WB

ASKING PRICE £130,000

NO CHAIN. Stylish first floor apartment in this impressive new retro development. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, Hollycroft Park, public houses, restaurants and good access to major road links. Immaculately contemporary style interior with a range of good quality fixtures including white panelled interior doors, laminate wood strip, luxury fitted kitchen and shower room. Spacious accommodation offers entrance hallway and open plan living dining kitchen. One double bedroom & second bedroom/study and shower room. Allocated parking, bike and bin stores. Viewing highly recommended. Blinds and light fittings are included.



TENURE

Leasehold
Council Tax Band B
Service charge approx £622.56 per half year
Ground rent approx £62 per half year
150 years remaining on the lease from 2020.

Council Tax Band B

ACCOMMODATION

Door leading to the

ENTRANCE HALLWAY

With smoke alarm, electric consumer unit and power points in chrome, telephone point. Door to



REAR BEDROOM ONE

13'9" x 8'3" (4.20 x 2.53)

With electric panel heater. Door to



BEDROOM TWO/STUDY

11'8" x 5'5" (3.56 x 1.66)

With electric panel heater and smoke alarm. Door to



SHOWER ROOM

10'5" x 4'10" (3.20 x 1.49)

Fully tiled including the flooring, with a large corner shower cubicle with glazed shower screen and electric shower, vanity sink unit, low level WC, extractor fan. Shaver point and heated towel rail, inset ceiling spotlights.



LIVING/DINING/KITCHEN

14'11" x 14'6" (4.57 x 4.43)

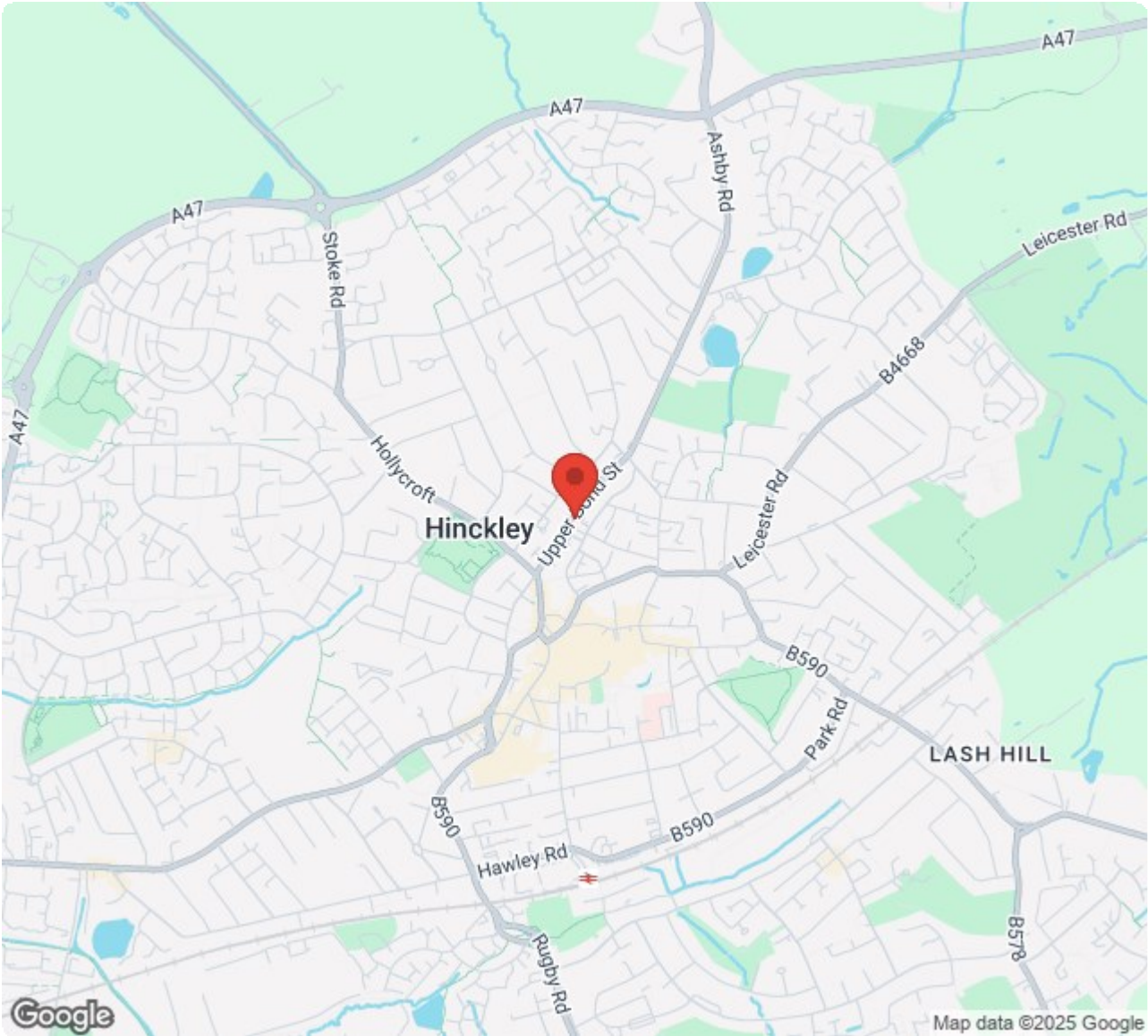
Kitchen Area - With a fashionable range of fitted kitchen units in gloss grey with working surfaces above, inset stainless steel sink and drainer with mixer tap above and cupboard beneath. Integrated fridge, freezer, washing machine and Bosch oven and grill with four ring Bosch electric hob above with stainless steel extractor hood and tiled splashbacks.

Living/Dining Area - With inset ceiling spotlights and heat detector, laminate wood strip flooring electric panel heater and smoke alarm.



OUTSIDE

Gated carpark to rear with allocated parking space. Bike and bin stores, outside lighting and CCTV security camera.



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