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APARTMENT 30 WEAVERS COURT, TRINITY LANE, HINCKLEY, LE10 0BT

ASKING PRICE £135,000

Impressive second floor apartment. Popular and highly convenient edge of town location within walking distance of the town centre, the Crescent, doctors, dentists, train and bus stations, Hollycroft park, the Leisure Centre and good access to major road links. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, security entry system, wired in smoke alarms, spotlights, economy 7 heating with electric panel heaters and SUDG. Spacious accommodation offers entrance hallway, fitted kitchen and lounge. Two double bedrooms and bathroom with shower. Allocated parking space and bin store. Viewing highly recommended.



TENURE

Leasehold

Council Tax Band B

EPC Rating C

Lease is 155 years from 1/1/2003

Estate maintenance charge: £1051.92 per 6 months

Ground rent: £75 per 6 months

ACCOMMODATION

Solid door to

ENTRANCE HALL

With wood effect laminate flooring, intercom entry system, wall mounted electric heater with decorative cover, smoke alarm, loft access with ladder. Double panelled doors to useful storage cupboard, also housing the immersion tank for hot water, wall mounted fuse board and lighting. Panelled door to



THROUGH LOUNGE/DINER

20'4" x 14'3" (6.20 x 4.36)

With wood effect laminate flooring, two wall hung electric heaters, one with decorative cover. Inset ceiling spotlight. Double doors to Juliet balcony with wrought iron railings. Panel door to



KITCHEN

8'11" x 9'0" (2.74 x 2.76)

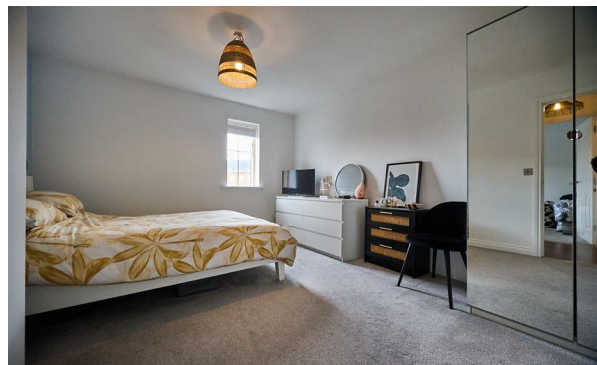
With tiled flooring, a range of floor standing beechwood kitchen cupboard units with brushed chrome handles, stone effect working surfaces, stainless steel drainer sink with chrome mixer taps. Built in Hotpoint oven, four ring electric hob, extractor fan above. Creda kick panel heater. Further matching range of wall cupboard units, tiled splashbacks. Inset ceiling spotlights. Slimline dishwasher that could be included. Panel door to



BEDROOM ONE

10'11" x 13'5" (3.35 x 4.11)

With wall hung electric heater. Panel door to



BEDROOM TWO

8'8" x 11'11" (2.65 x 3.64)

With wall hung electric heater. Panel door to



BATHROOM

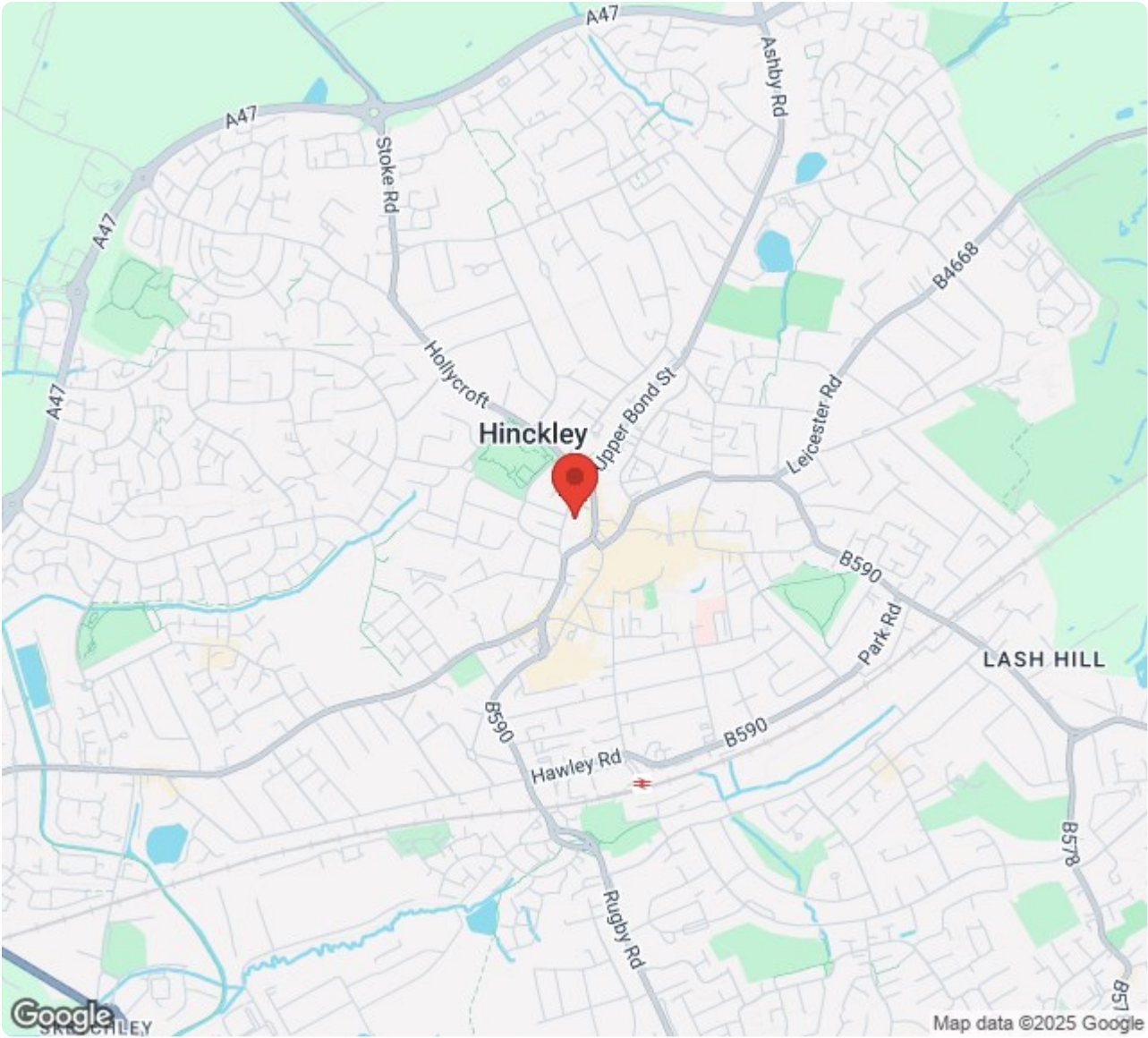
6'3" x 6'5" (1.91 x 1.97)

With wood effect vinyl flooring, panelled bath with tiled surrounds, glass shower screen, wall hung shower with hand attachment, wall hung vanity unit incorporating a low level WC and wash hand basin, chrome mixer taps and storage beneath. Extractor fan. Wall hung Creda heater, inset ceiling spotlights.

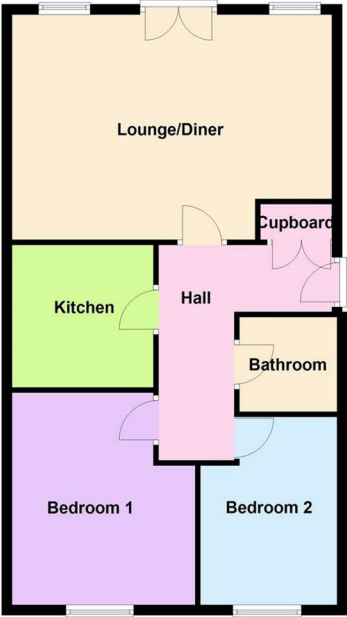


OUTSIDE

The apartment comes with one allocated parking space and bin store.



Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

