

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

**T** 01455 890480 **E** sales@scrivins.co.uk **W** scrivins.co.uk



**29 HILL STREET, BARWELL, LE9 8BJ**

**OFFERS OVER £100,000**

**NO CHAIN.** Stylish 2008 Williams built modern apartment. Situated in a small development within easy walking distance of the village centre, including shops, schools, doctors, dentists, bus service, public houses and good access to major road links. Well presented and energy efficient with a range of good quality fixtures and fittings including white panelled interior doors, laminate wood strip flooring, gas central heating and UPVC SUDG. Accommodation offers open plan living dining kitchen, one double bedroom, and bathroom with shower. Allocated car parking space and bin store. Viewing highly recommended. Ideal first time buy or buy to let investment.





## TENURE

Leasehold  
Council Tax Band A  
EPC Rating C

Service charge of £188 PCM

## ACCOMMODATION

Fire door to entrance hallway with secure intercom entry, single panel radiator, would effect laminate flooring, smoke alarm, loft access which is partially boarded for storage. Wall mounted fuse board. Panelled door to

## OPEN PLAN LIVING/DINING/KITCHEN

19'0" x 12'6" (5.80 x 3.83)

With two double panel radiators, wood strip laminate flooring in the lounge, vinyl in the kitchen. TV aerial point. Inset spot lights, door to useful storage cupboard. UVPC SUDG doors to Juliet balcony. A range of floor standing beechwood kitchen cupboard units, free standing Zanussi washing machine, free standing fridge freezer. Built in High Sense oven, four ring gas hob and Bosch extractor above. Further matching range of wall cupboard units, one housing the Baxi combination boiler for domestic hot water and gas central heating. Tiled splashbacks, stainless steel drainage sine with chrome mixer tap. Door to



## BEDROOM

8'3" x 12'3" (2.52 x 3.75)

With double panel radiator. Door to



## BATHROOM

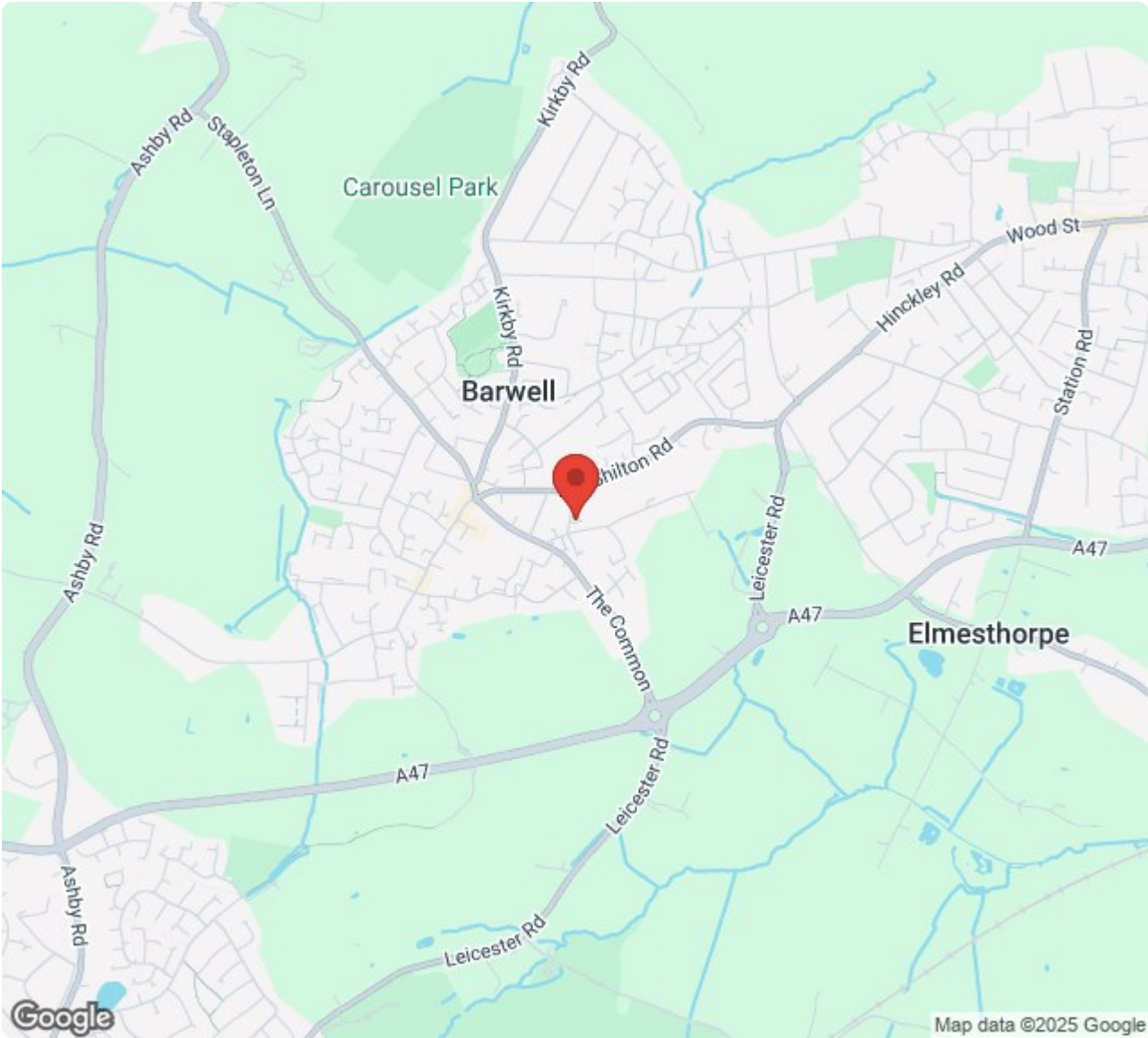
6'3" x 5'2" (1.92 x 1.58)

With tile effect vinyl flooring, single panel radiator, low level WC, pedestal wash hand basin with chrome mixer tap. Tiled splashbacks, panelled bath with tiled surrounds, bar shower above, extractor fan, in set spotlights.

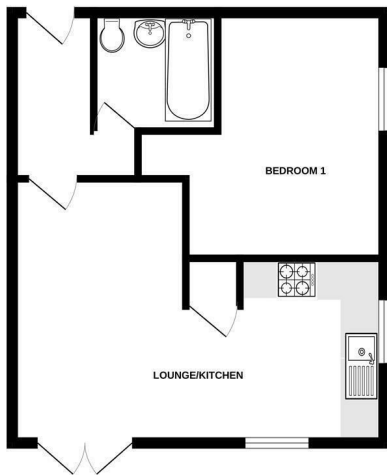


## OUTSIDE

Allocated parking space and bin store.



GROUND FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 441 sq.ft. (41.0 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the figures contained herein, the figures are approximate and should not be relied upon for any purpose other than as a guide only. The figures are for information only and should not be used as a basis for any financial decision. The figures are for information only and should not be used as a basis for any financial decision. The figures are for information only and should not be used as a basis for any financial decision.

| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 76      | 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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |

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