

# 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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## ATLAS BUILDING 30-44 SHILTON ROAD, BARWELL, LE9 8HA

**ASKING PRICE £125,000**

NO CHAIN! Attractive second floor, two bedroom apartment. Popular and highly convenient location within walking distance of the village centre, including shops, schools, doctors, dentists, parks, bus service, public houses, takeaways and good access to major road links. Well presented and benefiting from tiled flooring, inset ceiling spot lights, security entry system and gas central heating. Accommodation offers entrance hallway, open plan living dining kitchen, two double bedrooms and bathroom. One allocated parking space and visitor parking.



## TENURE

Leasehold

Lease remaining 134 Years

Service Charge £2008.80 Per Annum

Annual Ground Rent £150 Per Annum

Council Tax Band A

## ACCOMMODATION

Front door leads to

## ENTRANCE HALLWAY

With white panelled interior door to a cupboard housing the boiler. Further white panelled interior door to a storage cupboard. Thermostat for the central heating system, radiator. Door to

## OPEN PLAN LIVING/DINING/KITCHEN AREA

23'8" x 13'9" max (7.22 x 4.20 max )



## KITCHEN AREA

With a range of floor standing kitchen units with roll edge working surfaces above and inset one and a half bowl stainless steel drainer sink with mixer taps, oven with gas hob and extractor hood above, further range of matching wall mounted cupboard units, tiled splashbacks, tiled flooring and inset ceiling spotlights.



## LIVING/DINING ROOM

With laminate wood strip flooring, two radiators and inset ceiling spotlights. White panelled interior door to



## BATHROOM

7'2" x 8'1" (2.20 x 2.48)

With a four piece suite consisting of a panelled bath with mixer tap, fully tiled shower cubicle with two shower attachments and shower door, low level WC, wall mounted sink unit with mirror above, half tiled surrounds and chrome heated towel rail, shaver point and extractor fan.



## BEDROOM ONE

9'9" x 10'9" (2.98 x 3.28)

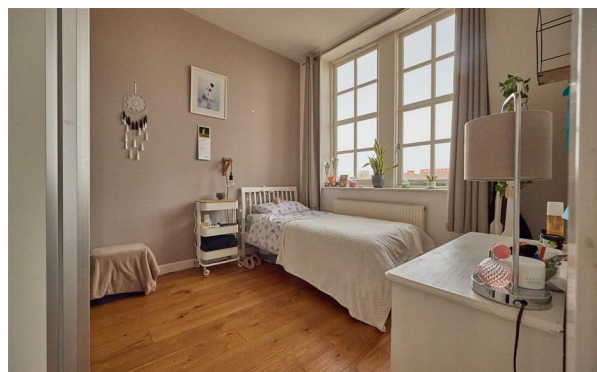
With laminate wood strip flooring, radiator and inset ceiling spotlights.



## BEDROOM TWO

7'6" x 9'8" (2.30 x 2.97)

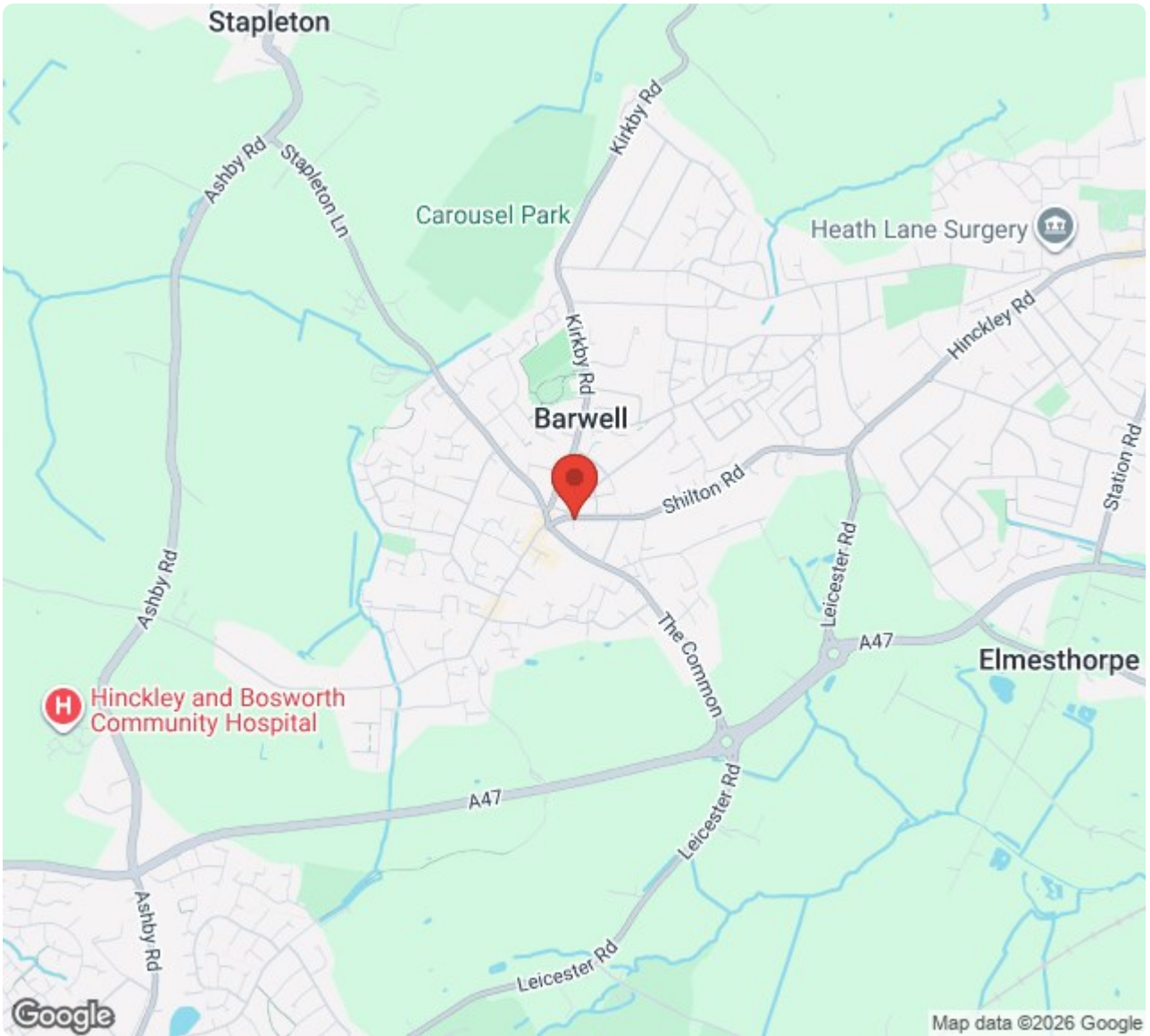
With laminate wood strip flooring, radiator and inset ceiling spotlights.



## OUTSIDE

With allocated parking space.





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		
<b>England &amp; Wales</b>		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>		
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