

Scrivins & Co

Sales & Lettings

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



34 WEAVERS COURT, HINCKLEY, LE10 0BT

ASKING PRICE £140,000

NO CHAIN. Impressive ground 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, attractive wall panelling, security entry system, wired in smoke alarms, spotlights, economy 7 heating with electric panel heaters and SUDG. Spacious accommodation offers entrance hallway, refitted 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

Service Charge £125 PCM

ACCOMMODATION

Door to

ENTRANCE HALLWAY

With hard wood flooring, attractive white panelled interior door to the useful airing cupboard which houses the water tank, inset ceiling spotlights and smoke alarm, attractive wall panelling and entry telephone system. Door to



REFITTED KITCHEN

10'7" x 8'7" (3.24 x 2.63)

With a fashionable range of floor standing cupboard units with working surfaces above, four ring electric hob with electric oven and grill beneath. Stainless steel extractor hood above. Plumbing for automatic washing machine and dishwasher, wine rack, tiled splashbacks. Appliance recess points, further range of wall mounted cupboard units and tiled flooring. Door to



LOUNGE

22'10" x 10'2" (6.97 x 3.10)

With laminate wood strip flooring, two wall mounted storage heaters. Wooden double glazed French doors to Juliet balcony, TV aerial point, telephone point and inset ceiling spotlights. Door to



BEDROOM ONE

14'11" max x 12'11" (4.55 max x 3.95)

With attractive wall panelling, TV aerial point, storage heater with a radiator cover. Ceiling rose. Door to



BEDROOM TWO

11'5" x 8'5" (3.49 x 2.59)

With wall mounted electric heater and TV aerial point.



BATHROOM

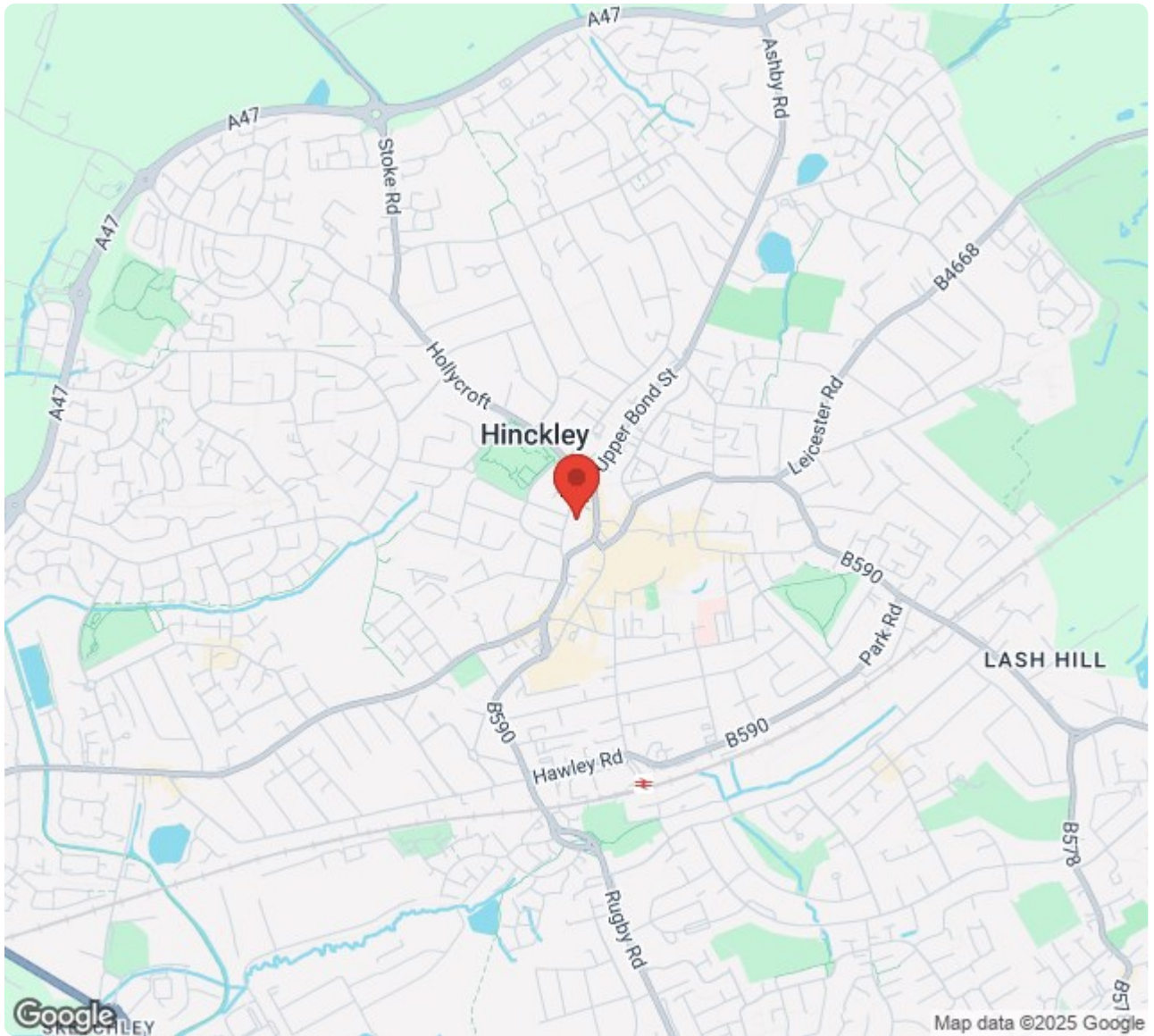
8'0" x 6'2" (2.45 x 1.88)

With white suite consisting panelled bath with mixer shower above and tiled surrounds, vanity sink unit, low level WC, lino flooring, inset ceiling spotlights and glazed shower screen, towel rail and wall mounted electric heater. Attractive white panel interior door to



OUTSIDE

Allocated car parking space and bin stores.



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		
	71	73
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		
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