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**



1 APPLEBY HOUSE PRIORY WALK, HINCKLEY, LE10 1JR

ASKING PRICE £165,000

No Chain. Immaculately presented ground floor two bedroom apartment close to Hinckley Town Centre. Sought after and highly convenient location within walking distance of the town centre, The Crescent, schools, doctors, dentists, train and bus stations, Queens Park, restaurants, public houses and good access to the main road links. Well presented and benefiting from re fitted kitchen and bathrooms, upgraded electric Fisher heating, feature electric fireplace, and UPVC SUDG. Spacious accommodation offers entrance hallway, lounge diner, kitchen, two good sized bedrooms (main with en suite shower room) and bathroom. Allocated parking space and further visitor parking. Attractive communal gardens. Carpets, dishwasher, fridge freezer and shutters included.







TENURE
Leasehold
Council Tax Band B
Service Charge: Paid every 6 months. Most recent charge £893. Next payment increasing to £1249 for 5 years then reducing back to approximately £900.
Ground Rent: £108 every 6 months

ACCOMMODATION
Communal front doors into block with intercom system. Wooden interior door to

ENTRANCE HALLWAY
With electric radiator, smoke alarm and coving to ceiling. White panelled door to a storage cupboard housing the fuse box. Intercom system for the main front door. White panelled interior door to



LOUNGE
16'5" x 11'4" (5.01 x 3.46)
With UPVC SUDG French doors to the communal gardens with patio area. Electric coal effect fire, electric radiator, TV aerial point and coving to ceiling. White panelled interior door to





KITCHEN

6'5" x 10'10" (1.98 x 3.31)

With a range of floor standing gloss kitchen units with soft close doors with a wood effect working surface above and inset stainless steel drainer sink with mixer tap. integrated fridge freezer, oven, four ring electric hob and extractor hood above. Dishwasher included and under counter space for a washing machine, tiled splashbacks and a further matching range of wall mounted cupboard units.





BATHROOM

11'4" x 6'9" max (3.46 x 2.06 max)

With panelled bath with mixer taps and two mains shower attachments. Low level WC and vanity sink unit with cupboards and drawers beneath. Tiled splashbacks, shaver point, chrome heated towel rail and extractor fan.



BEDROOM ONE

12'5" x 9'2" (3.80 x 2.81)

With electric radiator, fitted double wardrobe and coving to ceiling. White panelled interior door to



EN SUITE SHOWER ROOM

4'11" x 5'2" (1.51 x 1.59)

With fully tiled shower cubicle with mains shower attachment and glass shower door, low level WC and vanity sink unit with cupboard and drawers beneath. Tiled splashbacks, chrome heated towel rail, shaver point and extractor fan. White panelled interior door to the airing cupboard.



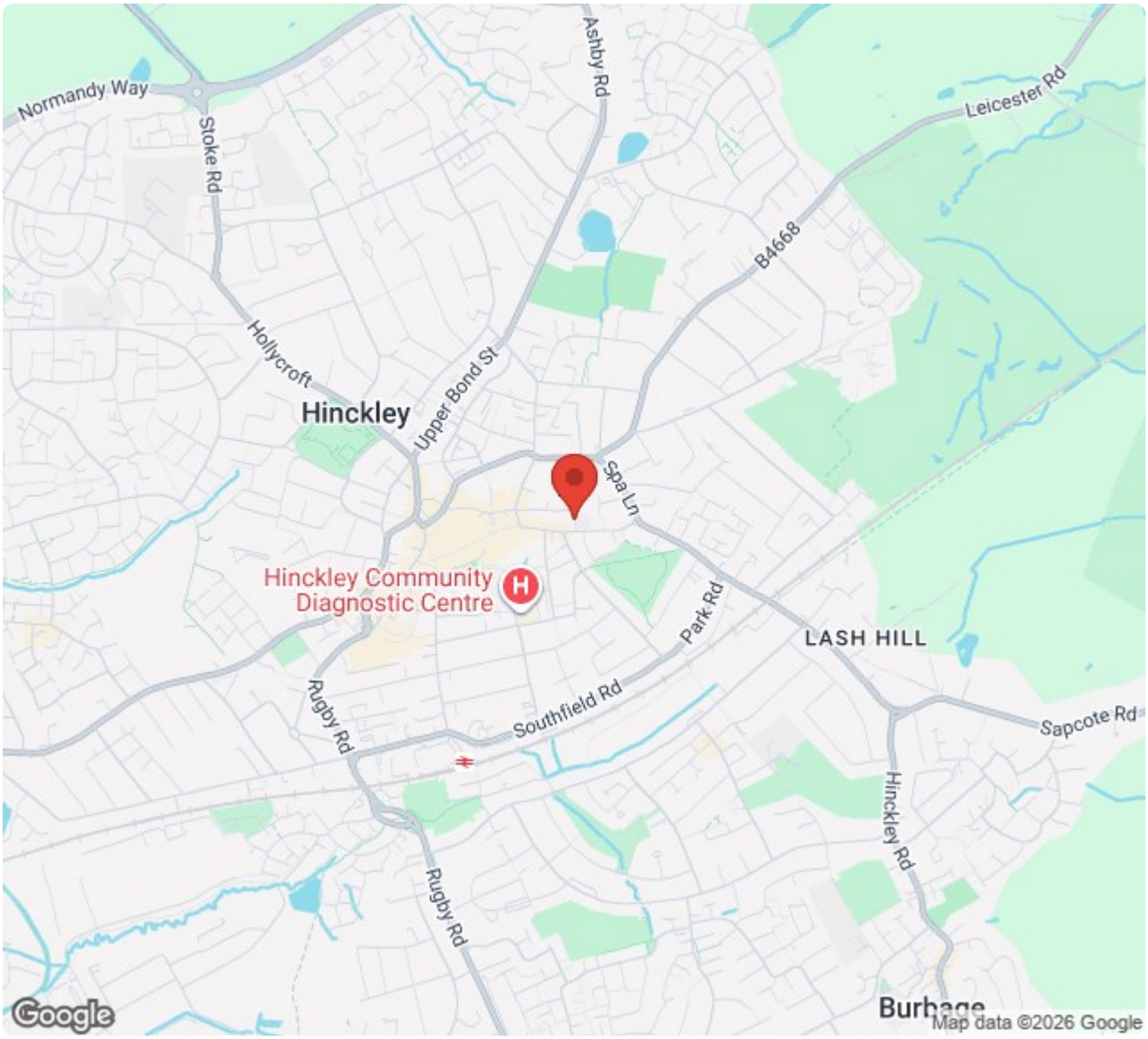
BEDROOM TWO

6'3" x 10'8" (1.91 x 3.26)



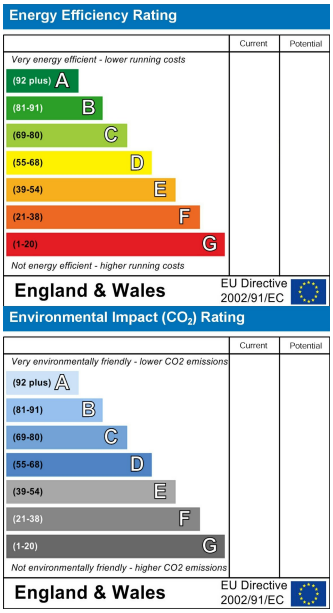
OUTSIDE

Appleby House benefits from attractive communal gardens. There is an allocated parking space behind secure electric gates and further visitor parking to front.



Ground Floor





naea | propertymark PROTECTED

arla | propertymark PROTECTED

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