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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APARTMENT 9 MALLORY HOUSE, HINCKLEY, LE10 1US

ASKING PRICE £135,000

Stylish 2004 built second floor apartment with far reaching views. Sought after and highly convenient location within walking distance of the town, The Crescent, Doctors surgery, train and bus stations and with good access to major road networks. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, security entry system, wired in smoke alarms, UPVC SUDG and Economy 7 heating. Spacious accommodation offers entrance hall, open plan lounge dining room and fitted kitchen. 2 double bedrooms and bathroom with shower. Allocated parking. Viewing recommended. Carpets included

TENURE
Leasehold
Ground Rent - £180.00 per annum
Service Charge - £1728.50 per annum
Council Tax Band B
EPC Rating D

ACCOMMODATION
Solid timber entrance door to the apartment.

ENTRANCE HALL
With smoke alarm, wall mounted electric heater, inset ceiling spotlights and loft access. Intercom entry phone. Panelled door to storage cupboard housing the immersion tank/electric boiler. Door to

OPEN PLAN LIVING/DINING/KITCHEN
13'6" x 17'7" (4.13 x 5.37)

LIVING AREA
With wood effect vinyl flooring and two wall mounted electric heaters.

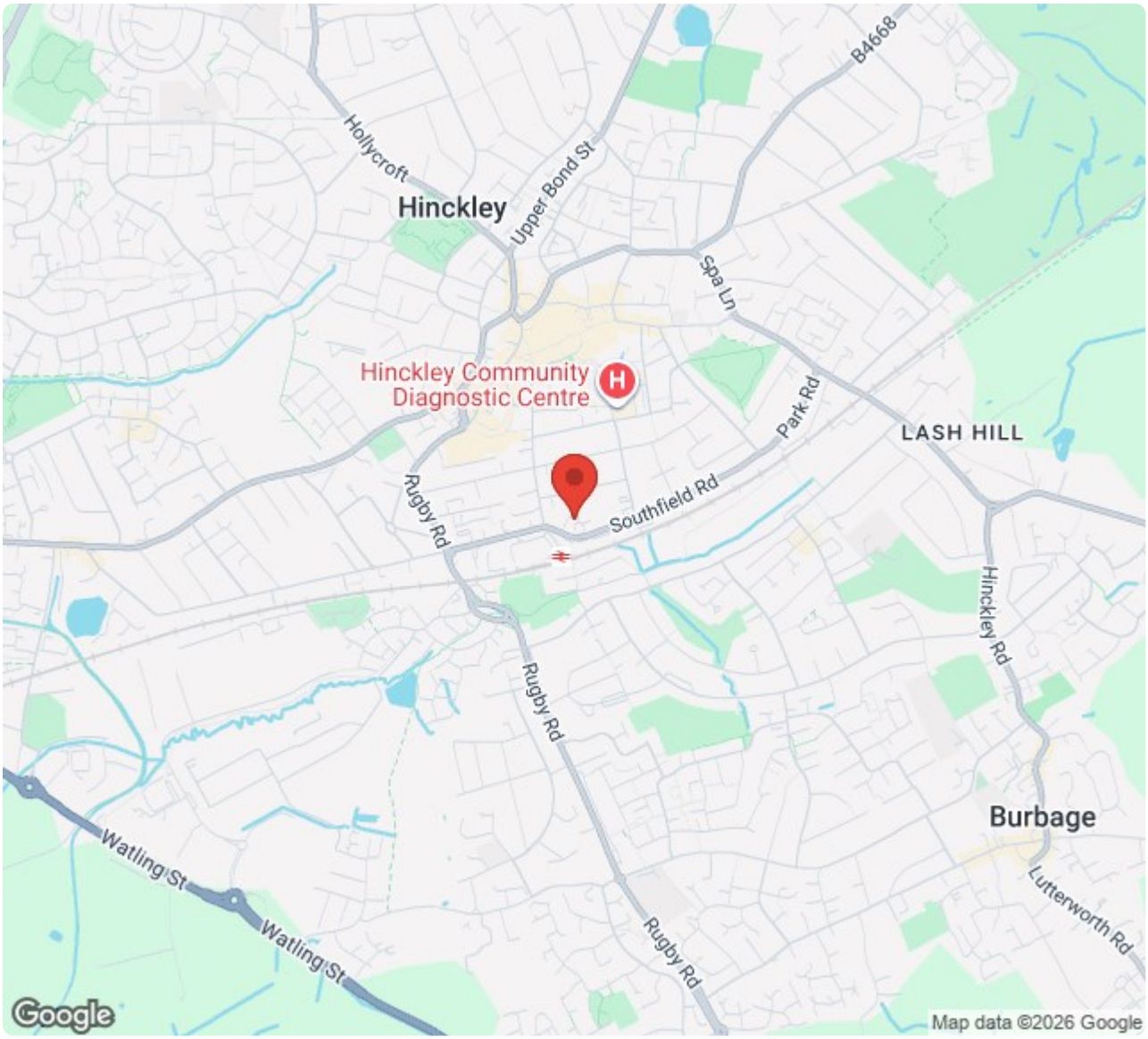
KITCHEN AREA
With wood effect vinyl flooring, a range of floor standing white kitchen cupboard units with brushed chrome handles with wood effect laminated working surfaces above, built in oven with four ring electric hob unit with extractor hood above. One and a half stainless steel drainer sink, tiled splashbacks and recess and plumbing for automatic washing machine. Further matching range of wall cupboard units, UPVC SUDG door to a small balcony.

BEDROOM ONE
10'7" x 12'5" (3.23 x 3.80)
With wall mounted electric heater and built in wardrobe with shelving and hanging rails. Door to

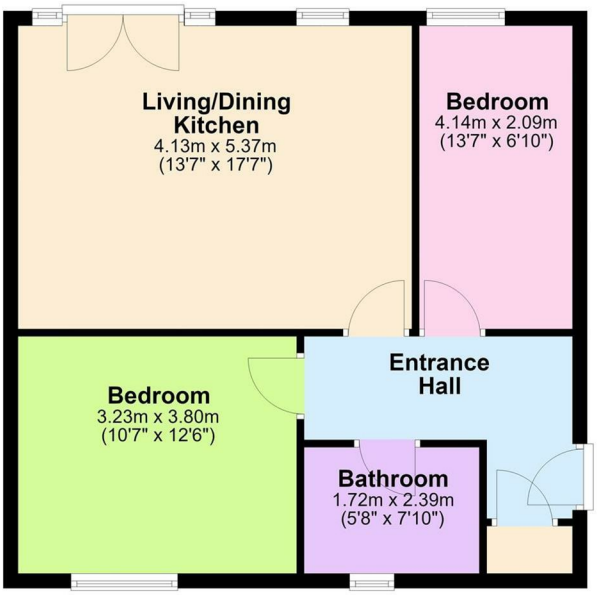
BEDROOM TWO
13'6" x 6'10" (4.14 x 2.09)
With wall mounted electric heater, built in wardrobe with shelving and hanging rails. Door to

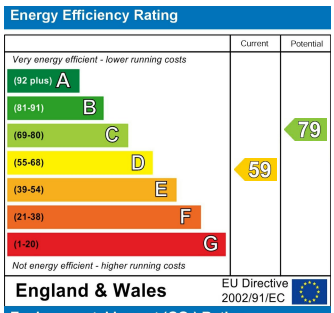
FAMILY BATHROOM
5'7" x 7'10" (1.72 x 2.39)
With wood effect vinyl flooring, three piece suite consisting of a pedestal wash hand basin with chrome mixer taps, tiled splashbacks and low level WC. Panelled bath with chrome mixer tap, bar shower above with tiled surrounds, glass shower screen and white towel heater.

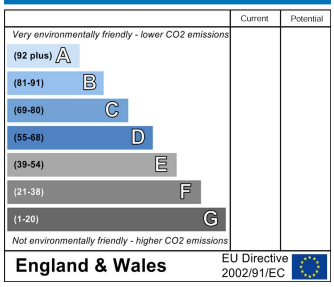
OUTSIDE
One allocated parking space.



Ground Floor







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