

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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28 GRANVILLE GARDENS, HINCKLEY, LE10 0JD

OFFERS OVER £85,000

Modern ground floor apartment in a popular and highly convenient location within walking distance of the town centre, The Crescent, Doctors surgery, the Leisure Centre and train station. Benefits from a range of good quality fixtures and fittings including modern kitchen and shower room, security entry system, electric heating and UPVC SUDG. Offers open plan living dining kitchen. One double bedroom and bathroom with shower. Car parking space, communal gardens and bin stores. Contact Agents to view.



TENURE

Council Tax Band A

Leasehold 959 years left on lease £83 per month for ground rent and service charge

ACCOMMODATION

Front door to

OPEN PLAN LIVING DINING KITCHEN

14'11" x 17'1" (4.55 x 5.21)

The kitchen area: with a range of floor standing kitchen units with wood effect roll edge working surface above, inset stainless steel drainer sink with mixer tap, oven with electric hob and extractor above, under counter space for a washing machine and full height space for a fridge freezer and a further of contrasting cupboard units, tiled splashbacks and laminate strip flooring. The living dining area: with TV aerial point and door to



BEDROOM TO FRONT

9'8" x 9'8" (2.96 x 2.95)

With electric heater and wardrobe space with hanging rail.



BATHROOM

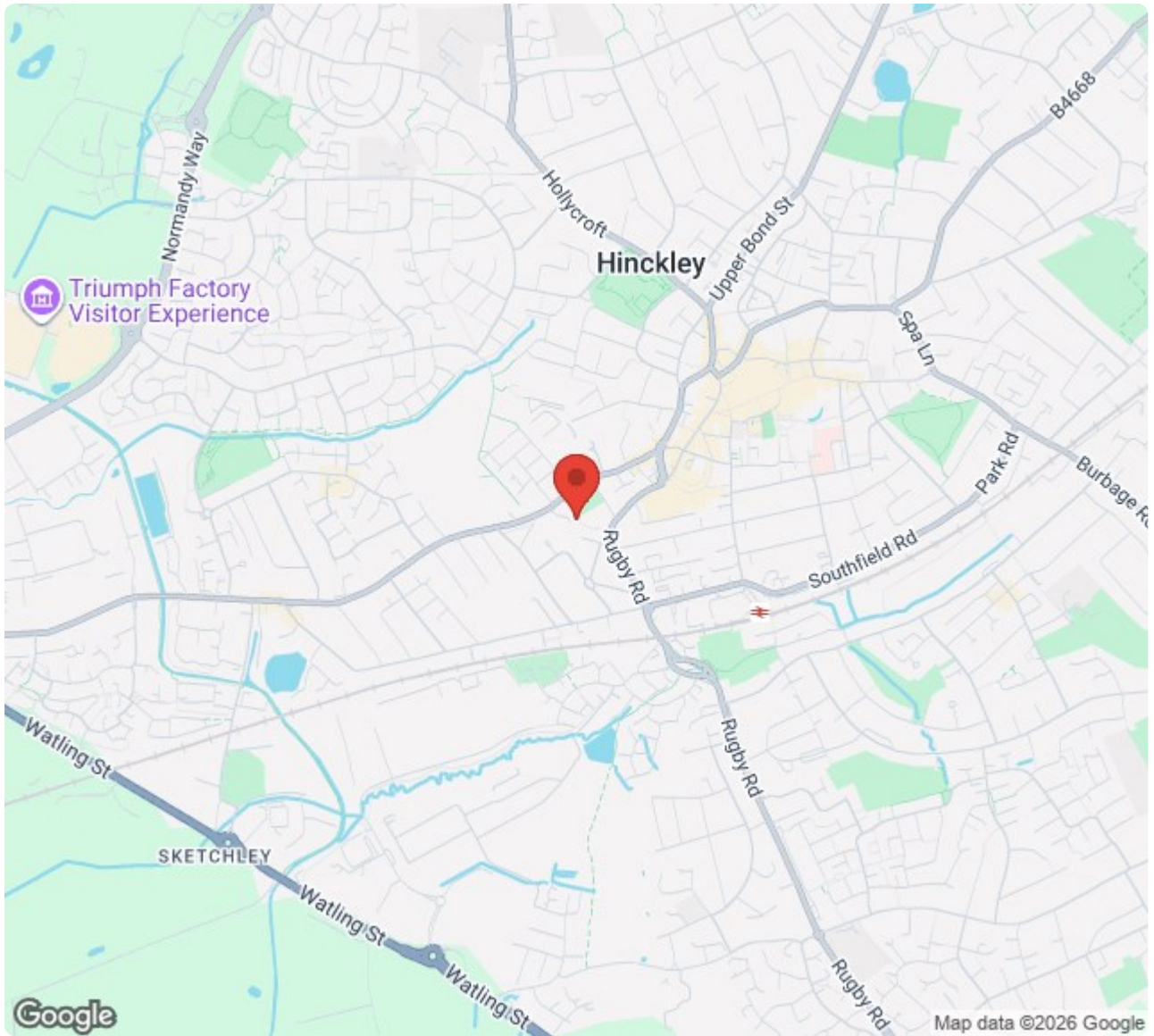
4'9" x 8'9" (1.47 x 2.68)

With panelled bath with mixer tap and electric shower attachment above, low level WC, vanity sink unit with cupboard beneath, fully tiled surrounds including the flooring, door to a cupboard housing the water tank.



OUTSIDE

One allocated parking space.



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		
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		
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Not environmentally friendly - higher CO ₂ emissions		
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