

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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## FLAT 4 OLD SCHOOL COURT, EARL SHILTON, LE9 7BF

**ASKING PRICE £112,500**

No Chain. Impressive 2005 Benfield Homes built first floor apartment. Popular and convenient cul de sac location within walking distance of the village centre including shops, schools, doctors, dentists, bus service, parks, restaurants, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including video entry system, white panel interior doors, coving, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance lobby, entrance hallway, lounge/dining room and fitted kitchen with built in appliances. Two good sized bedrooms and bathroom with shower. Allocated car parking space. Well kept communal gardens and bin stores. Viewing recommended. Contact agents to view. Carpets, curtains, light fittings and white goods included.



## TENURE

Leasehold  
Council Tax Band B  
EPC Rating B  
Service Charge £126.92 PCM  
Ground Rent £100 Per Annum

## ACCOMMODATION

Open canopy porch with outside lighting and security video entry system. Wood panel and SUDG door to

## COMMUNAL ENTRANCE HALLWAY

With lighting on a sensor, stairway to first floor. Attractive white panelled front door with spy hole to

## ENTRANCE LOBBY

With coving to ceiling and overhead lighting. Attractive white four panelled fire doors to

## ENTRANCE HALLWAY

With single panelled radiator, video entry security phone, wired in smoke alarms. Doorbell chimes, coving to ceiling. Door to an airing cupboard/storage cupboard with radiator and fitted shelving. Digital thermostat for the central heating system. Door to

## LOUNGE/DINING ROOM TO FRONT

12'2" x 15'10" (3.73 x 4.84)

With double panelled radiator, TV and telephone points, coving to ceiling. UPVC SUDG doors to a Juliet balcony.



## FITTED KITCHEN TO REAR

8'4" x 7'9" (2.55 x 2.38)

With a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching floor mounted cupboard units and drawers, contrasting black roll edge working surfaces above with inset four ring stainless steel gas hob unit, double fan assisted oven with grill beneath. Stainless steel chimney extractor hood above. Tiled splashbacks, further matching range of wall mounted cupboard units, one concealing the main gas condensing combination boiler for central heating and domestic hot water (new as of 2023). Appliance recess points and plumbing for automatic washing machine (washing machine and fridge freezer are included). Concealed lighting over the working surfaces, kick panel heater. Ceramic tiled flooring and wired in heat detector.



## BEDROOM ONE TO FRONT

9'2" x 13'7" (2.81 x 4.15)

With radiator, Tv and telephone points. Door to a built in single wardrobe housing the consumer unit.



## **BEDROOM TWO TO FRONT**

9'10" x 7'5" (3.00 x 2.28)

With radiator.



## **BATHROOM**

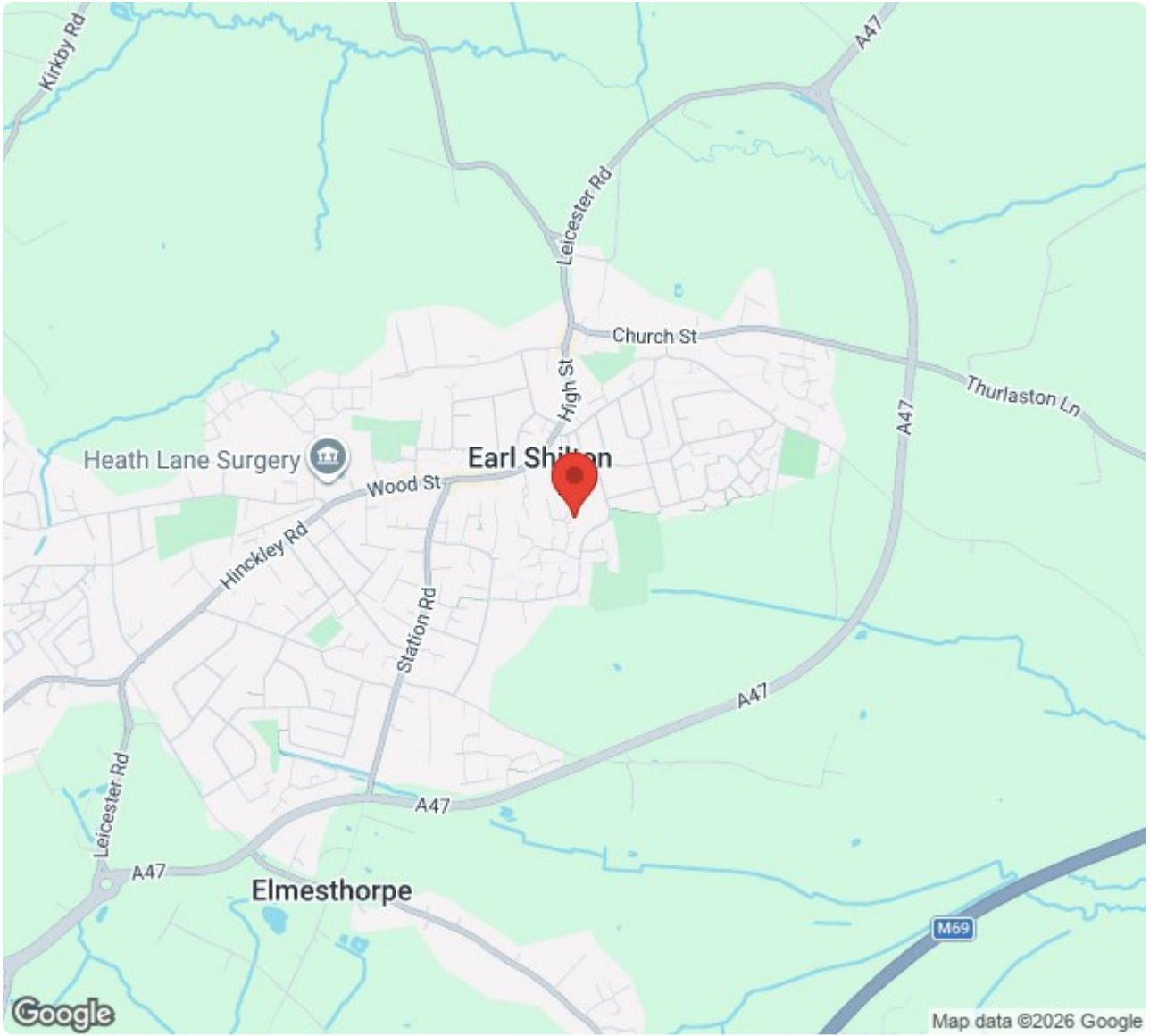
6'6" x 5'8" (2.00 x 1.75)

With white suite consisting panelled bath, electric shower unit above, glazed shower screen to side, pedestal wash hand basin and low level WC, shaver light over the wash hand basin. Contrasting tiled surrounds including the flooring, radiator, extractor fan and wall mounted white mirror fronted bathroom cabinet included.



## **OUTSIDE**

The property is nicely situated in a cul de sac set well back from the road screened behind ornamental wrought iron railings. There is an allocated car parking space, visitor spaces, bin stores and communal gardens and drying areas.



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>		81	81
(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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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