

**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](mailto:sales@scrivins.co.uk) **W** [scrivins.co.uk](http://scrivins.co.uk)



## **BARONS COURT BARONS CLOSE, LEICESTER, LE9 2BU**

**ASKING PRICE £135,000**

Modern JS Bloor built first floor apartment. Sought after and convenient location within walking distance of the village centre including a parade of shops, post office, primary school, public houses, parks and good access to the M1 motorway. Well presented, the property benefits from white panelled interior doors, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, lounge dining room and kitchen. Two bedrooms and bathroom with shower. Allocated car parking space and visitor space. Viewing highly recommended.



## TENURE

Leasehold

Lease ends 2130

Service Charge £1,600.00 per annum paid twice yearly

Ground Rent £100.00 per annum

## ACCOMMODATION

Attractive panelled front door to

### ENTRANCE HALLWAY

With laminate wood strip flooring, wired in smoke alarms. Door to the useful storage cupboard with shelving, double panelled radiator. Attractive white panelled interior door to

### BEDROOM TWO TO FRONT

6'3" x 7'11" (1.91 x 2.43)

With door to useful built in wardrobe with hanging rail and shelving, double panelled radiator. Attractive white panelled interior door to



### BEDROOM ONE TO REAR

11'2" x 9'6" (3.41 x 2.91)

With double panelled radiator and built in double wardrobe with hanging rail.

Door to



### BATHROOM

6'11" x 5'6" (2.12 x 1.68)

With white suite consisting panelled bath with glazed shower screen and tiled surrounds, mixer shower, low level WC and pedestal wash hand basin, chrome heated towel rail and laminate wood strip flooring. Door to



## LOUNGE/DINING AREA

18'7" x 9'11" (5.68 x 3.04)

With UPVC SUDG door to Juliet Balcony, TV aerial point and telephone point. Laminate wood strip flooring., Archway through to



## FITTED KITCHEN TO FRONT

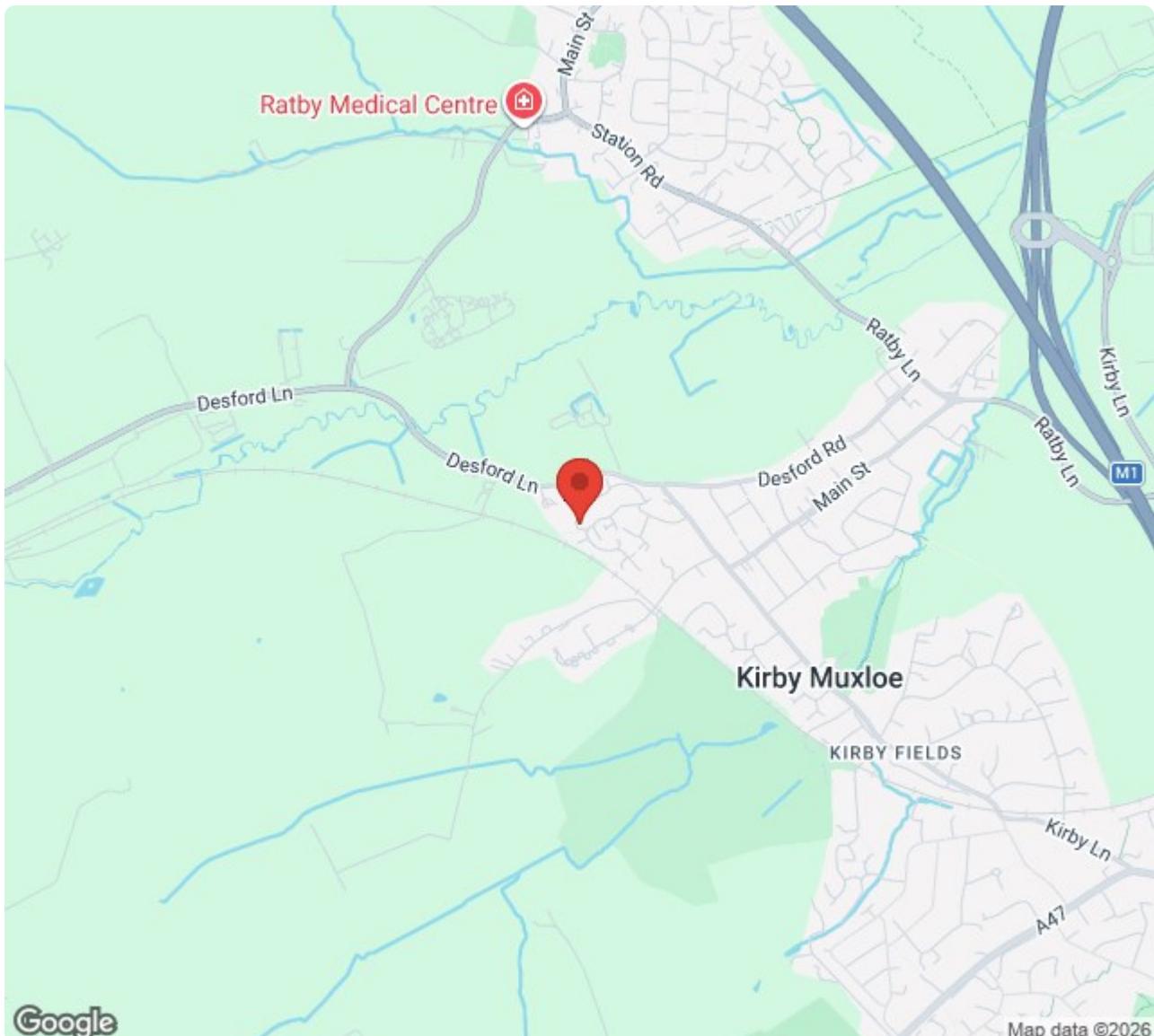
10'1" x 7'6" (3.08 x 2.29)

With a range of fitted kitchen units with roll edge working surfaces above, inset four ring gas hob with Zanussi electric oven and grill beneath. The dishwasher and fridge are included. Plumbing for automatic washing machine. Wall mounted Gloworm gas combination boiler for central heating and domestic hot water (New as of December 2025 with a 5 year warranty). Further range of wall mounted cupboard units and extractor fan and vinyl flooring. Double panelled radiator.

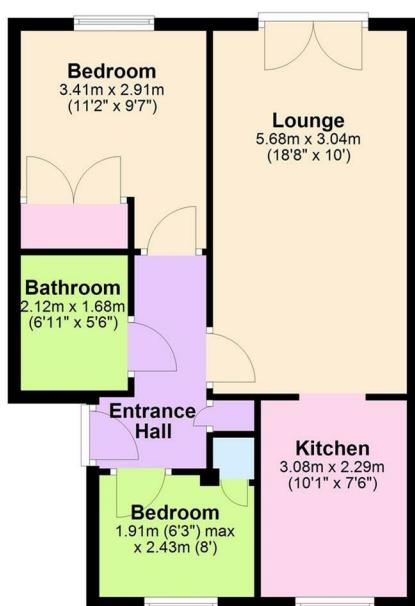


## OUTSIDE

There is one car parking space as well as a visitor space included.



### 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	
England & Wales 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) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

**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