

# 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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## ORCHARD MEWS SYCAMORE STREET, BLABY, LE8 4HW

**OFFERS OVER £140,000**

Two bedroom apartment located on the first floor in the centre of Blaby close by to a range of local amenities including public houses, shops, takeaways, restaurants & schools. Well presented with a range of good quality fixtures and fittings including beechwood interior doors, security entry system, wired in smoke alarms, spotlights, electric heating and UPVC SUDG. Spacious accommodation offers entrance hallway, open plan kitchen lounge diner, 2 good sized bedrooms (main with en suite shower room) and bathroom.

Allocated parking space behind a coded entry gate. Viewing highly recommended. Carpets & blinds included.



## TENURE

Leasehold

125 year lease from 2010 with 109 years remaining.

Service charge £1580.42 per annum. Ground rent £150 per annum

Council tax band B

Management Company - Butlin Property Services

## ACCOMMODATION

Beechwood fire door to

## ENTRANCE HALLWAY

With wall mounted fuse board, intercom entry phone, wall mounted heating programmer, wall mounted electric heater, door to storage cupboard with shelving also housing the Immersion tan for domestic hot water, door to

## OPEN PLAN KITCHEN DINING LIVING SPACE

14'7" x 19'3" (4.47 x 5.89)

With a range of floor standing matt white kitchen cupboard units with brush chrome handles, slate effect working surfaces, stainless steel drainer sink with chrome mixer tap, built in Belling oven, four ring Prima electric hob, extractor above, free standing Beko washing machine, Kenwood fridge, further matching range of wall cupboard units, wall mounted electric heater, TV aerial point, door to Juliet balcony, heat detector, door to



### **BEDROOM ONE**

9'10" x 9'3" (3.00 x 2.84)

With wall mounted electric heater, TV aerial point, door to



### **ENSUITE SHOWER ROOM**

4'4" x 9'3" (1.34 x 2.83)

With low level WC, pedestal wash hand basin, chrome mixer tap, shower enclosure with bar shower, shaver point, extractor fan, chrome towel heater, tiled flooring and surround.



### **BEDROOM TWO**

10'5" x 11'2" (3.20 x 3.42)

With wall mounted towel heater, TV aerial point, built in wardrobes with hanging rail.

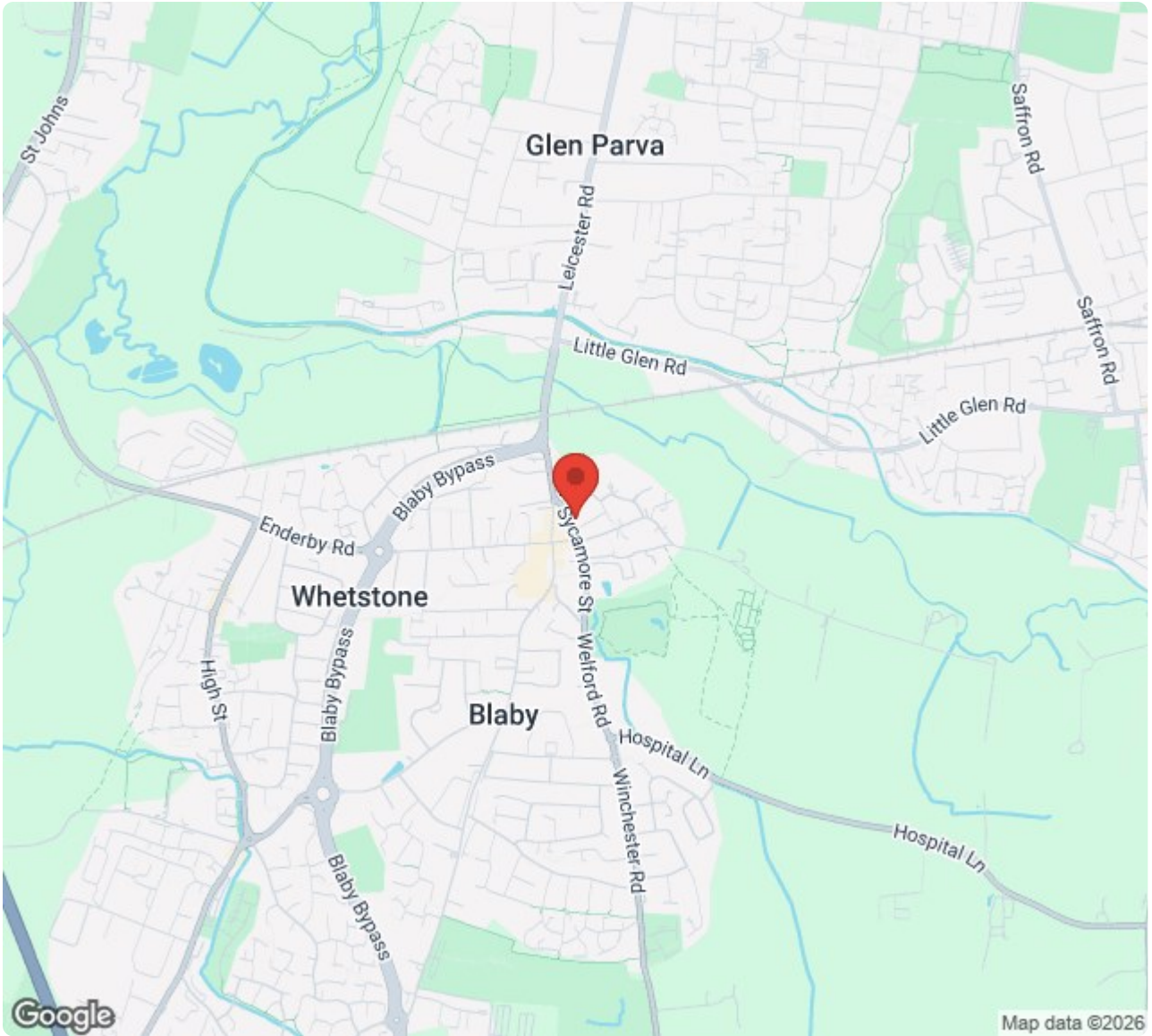


### **BATHROOM**

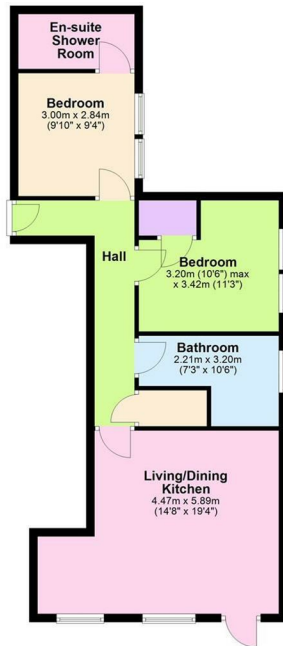
7'3" x 10'5" (2.21 x 3.20)

With low level WC, pedestal wash hand basin, chrome mixer tap, panelled bath with chrome taps, tiled flooring and surround, shaver point, extractor fan.





Ground Floor



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>			
(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			
		65	80
<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			
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