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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34 CLIFTON COURT, HINCKLEY, LE10 0XQ

ASKING PRICE £80,000

NO CHAIN. CASH BUYERS ONLY. Spacious modern Jelson built first floor apartment with open views to rear. Popular and convenient cul de sac location within walking distance of a parade of shops, Sainsburys Local, doctors surgery, Battling Brook school, the town centre, The Crescent, train and bus stations and with good access to major road links. Benefits from modern kitchen and bathroom, storage heating and SUDG. Offers entrance hall, lounge with balcony, two double bedrooms (main with fitted wardrobes) and bathroom with shower. Communal gardens and allocated parking space. Contact agents to view. Carpets and blinds included.

TENURE
Leasehold-61years currently left
No service charge due to no management agent
Ground rent £25 per annum
£3.08 monthly charge for the communal electric in the block
Council Tax Band A
EPC Rating TBC

ACCOMMODATION
Composite front door to

ENTRANCE PORCH
With lighting, double timber doors to useful storage cupboard housing the circuit board and shelving. Further door to

HALLWAY
With smoke alarm, door to cupboard housing the immersion tank. Door to

SHOWER ROOM
6'0" x 6'2" (1.85 x 1.89)
With tile effect vinyl flooring, wall panelling, low level WC, pedestal wash hand basin with chrome mixer taps. Corner shower enclosure with electric Triton wall mounted shower, PVC panelling. Chrome towel heater. Door to

BEDROOM TWO
13'4" x 7'8" (4.08 x 2.34)
With wall mounted electric heater, built in wardrobes with shelving and hanging rail. Door to

BEDROOM ONE
13'8" x 9'7" (4.18 x 2.93)
With wall mounted electric heater, built in wardrobes with shelving and hanging rails. Door to

LOUNGE

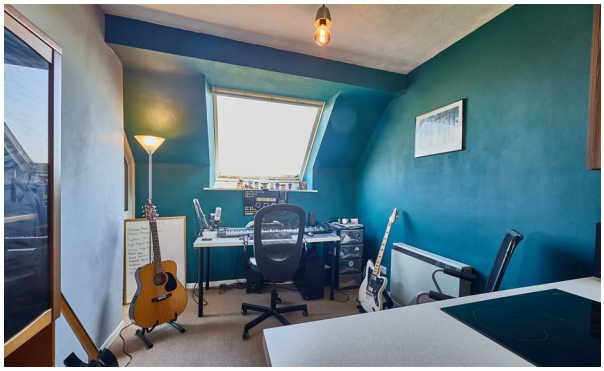
13'8" x 10'8" (4.19 x 3.26)

With wall mounted electric heater, PVC sliding doors to balcony, balcony has a storage cupboard. Door to

KITCHEN/DINER

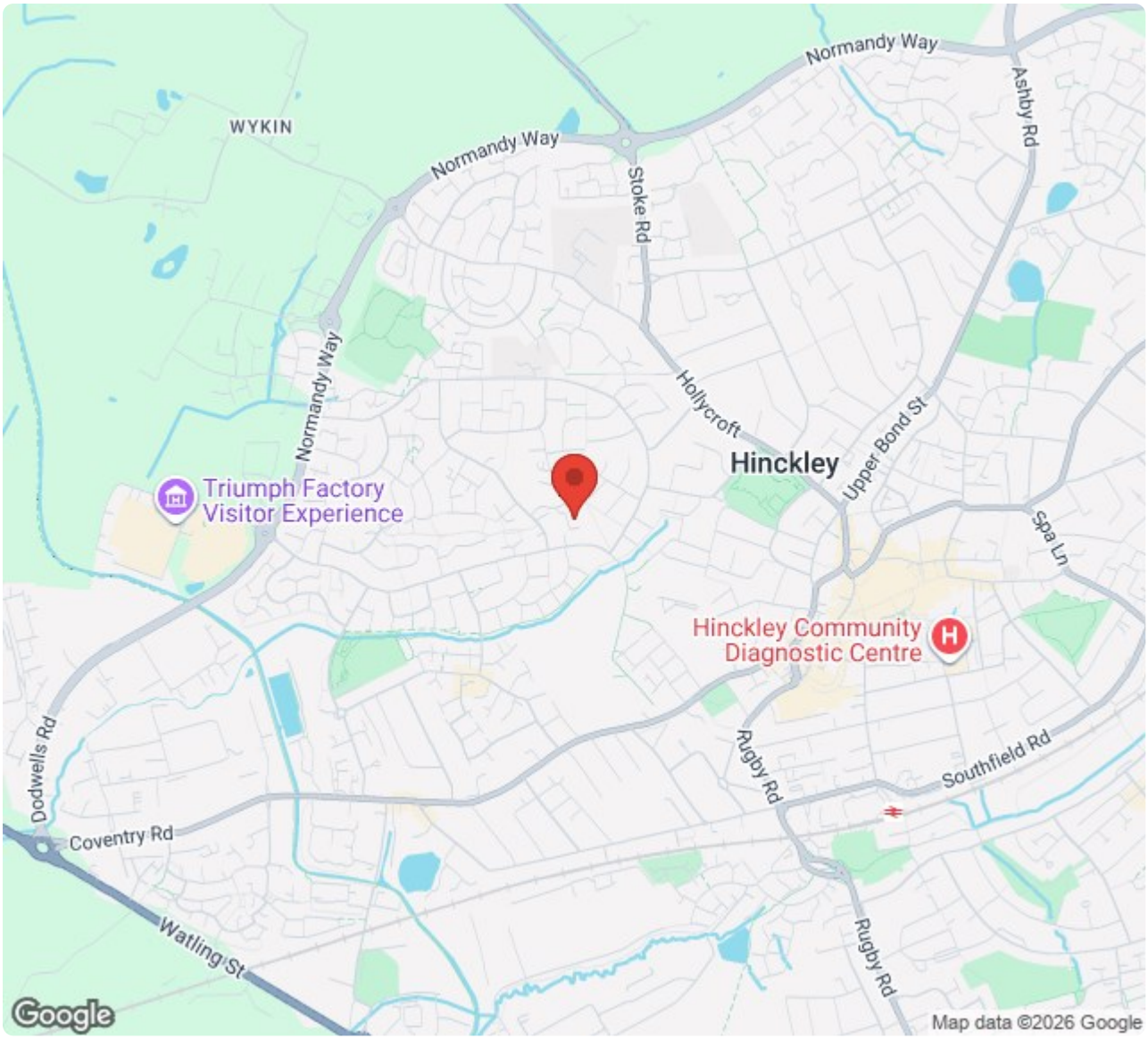
17'8" x 8'11" (5.40 x 2.72)

With a range of floor standing kitchen cupboard units with brushed chrome handles, stainless steel drainer sink with chrome mixer tap, built in oven with four ring electric hob. Further matching range of wall hung cupboard units, wall mounted electric heater, large Velux window.

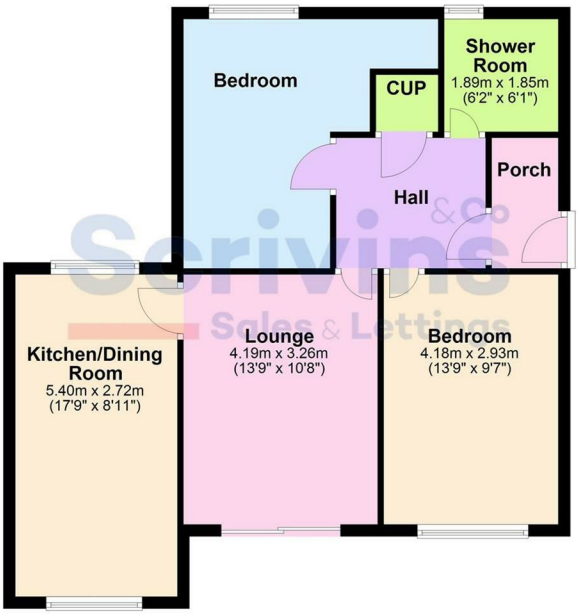


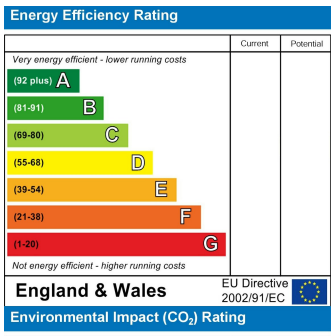
OUTSIDE

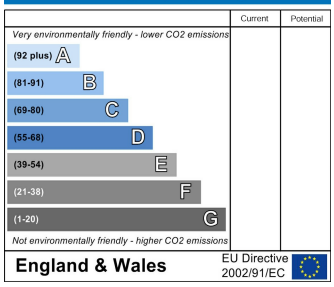
The property has one allocated parking space.



Ground Floor







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