

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



29 HIGHFIELD COURT ROSSENDALE ROAD, EARL SHILTON, LE9 7NS

£80,000

NO CHAIN. Vastly improved and refurbished modern second floor apartment in this secure gated development. Popular and convenient location within walking distance of the village centre including shops, schools, Doctors surgery, local parks, bus stops, public houses, restaurants and with good access to major road links. Immaculately presented including white panelled interior doors, wooden/ceramic tiled flooring, refitted bathroom, modern fitted kitchen, fitted wardrobes, wired in smoke alarms, security entry system, Economy 7 heating, UPVC SUDG and UPVC soffits and fascias. Offers entrance hall, lounge dining room and kitchen. 1 double bedroom and bathroom with shower. Allocated parking with CCTV, bike stores and bin stores. Viewing highly recommended. Carpets, blinds and light fittings included



TENURE

LEASEHOLD

Lease for a term of 999 years from 1st September 2000

Management fee £49.42 pcm - Managing Agents Wards

Ground rent £100 per annum

ACCOMMODATION

UPVC SUDG front door with security entry system and outside lighting to

COMMUNAL ENTRANCE HALLWAY

with mailboxes and lighting on a timer. Wired in smoke alarm. Attractive white solid six panelled door to

ENTRANCE HALLWAY

with security entry phone. Wired in smoke alarm. Loft access. Attractive white six panelled interior door to

LOUNGE DINING ROOM TO REAR

11'5" x 14'0" (3.48 x 4.29)

with laminate wood strip flooring. Slimline storage radiator. TV aerial point.

Two telephone points. Wall mounted consumer unit



FITTED KITCHEN

7'8" x 9'3" (2.35 x 2.82)

with a range of cream fitted kitchen units with chrome fittings consisting inset single drainer stainless steel sink unit with mixer taps above and double base unit beneath. Further matching floor mounted cupboard units and drawers. Contrasting roll edged working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath. Integrated extractor above. White tiled splashbacks. Further matching wall mounted cupboard units. Appliance recess points. Plumbing for automatic washing machine. Ceramic tiled flooring. Wall mounted warm air heater.



BEDROOM

9'4" x 11'5" max (2.87 x 3.5 max)

with a range of fitted bedroom furniture in beech consisting one double wardrobe unit. Dressing table with cupboards and display shelving beneath and further built in storage cupboards in the eaves. Wall mounted electric convector heater on a timer



REFITTED BATHROOM

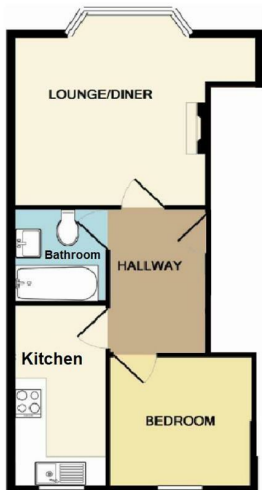
6'5" x 7'8" (1.97 x 2.34)

with white suite consisting panelled bath with electric shower unit above. Glazed shower screen to side. Vanity sink unit with gloss white double cupboard beneath. Oval mirror above included. Low level WC. Contrasting PVC decorative clad surrounds. Inset ceiling spotlights. Extractor fan. Chrome heated towel rail. Ceramic tiled flooring. The bathroom fittings are included. Door to airing cupboard housing the lagged copper cylinder and fitted immersion heater for domestic hot water



OUTSIDE

The property is nicely situated in a secure gated development with allocated car parking space and well kept communal gardens. Bike and bin stores. CCTV



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	81
(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		
(21-38) F		
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