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### 17 ATLAS BUILDING SHILTON ROAD, BARWELL, LE9 8HA

**ASKING PRICE £95,000**

NO CHAIN. Stylish second floor apartment in this sympathetically converted factory. Popular and highly convenient location within walking distance of the village centre including shops, schools, Doctors/Dentists, recreational facilities, bus services, parks, public houses and takeaways with good access to major road links. Immaculately presented benefitting from a range of good quality fixtures and fittings including inset ceiling spotlights, telephone entry system, chrome power points, gas central heating and SUDG. Offers entrance hall, lounge dining room and kitchen with integrated appliances. One double bedroom and bathroom with separate shower cubicle. Recently re-decorated and new carpets included. Allocated car parking space and bin store. Viewing highly recommended.



## TENURE

### LEASEHOLD

Service charge is £1,608.06 per year. Ground rent £150 per year.

Paid to Hegarty Property Management.

Council Tax Band B

## ACCOMMODATION

Stairway to second floor. Door to

## ENTRANCE HALLWAY

with loft access. Double panelled radiator. Door to

## LOUNGE DINING ROOM

21'4" x 8'5" (6.51 x 2.57)

with feature exposed brick wall. Cast iron Victorian style radiator. One double panelled radiator. Inset ceiling spotlights. Smoke alarm. Telephone entry system. Carbon monoxide alarm. TV and telephone points. Door to cupboard housing the Boulter gas combination boiler for central heating and domestic hot water and offering storage space. Archway to



## FITTED KITCHEN

7'10" x 11'4" (2.40 x 3.47)

with a range of fitted kitchen units with roll edged working surfaces above. One and a half bowl stainless steel sink unit, with mixer taps above and drainer. Beko washing machine. Wine rack. Integrated fridge and freezer. Integrated Neff oven and grill with four ring gas hob. Stainless steel extractor hood above. Tiled splashbacks. Floor standing cupboard units and drawers. White panelled interior doors to

## BEDROOM

8'11" x 9'2" (2.73 x 2.80)

with double panelled radiator and TV aerial point. Inset ceiling spotlights. Attractive white panelled interior door to



## BATHROOM

10'0" x 15'8" (3.05 x 4.78)

with white suite consisting panelled bath with mixer shower above and tiled surrounds. Separate shower cubicle with mixer shower and tiled surrounds. Chrome heated towel rail. Low level WC and pedestal wash hand basin. Inset ceiling spotlights and extractor fan.







Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

