



17 TRINITY COURT, HINCKLEY, LE10 0BY

OFFERS OVER £130,000

Impressive ground floor apartment. Popular and highly convenient town centre location within walking distance of the Crescent, doctors, dentists, train and bus stations, Hollycroft park, the Leisure Centre and good access to major road links. Well presented and benefiting from laminate wood strip flooring, security entry system, refitted kitchen and electric heating. Accommodation offers entrance hallway, open plan living dining kitchen, 2 good sized bedrooms and bathroom. Allocated parking space, visitor parking and communal gardens. Blinds and white goods included.



TENURE

Leasehold 972 years left on lease

£50 per year ground rent

£844 per year service charge (includes reserve fund)

Council tax Band A

ACCOMMODATION

Wood panelled door to

ENTRANCE HALLWAY

With consumer unit, smoke alarm and archway to



LIVING DINING KITCHEN

10'4" x 17'4" (3.15 x 5.29)

The living area: With electric heater, TV aerial point, UPVC SUDG french doors to the communal garden.

The kitchen area: With a range of floor standing kitchen units with roll edge working surfaces above, inset stainless steel drainer sink with mixer tap. Fridge freezer, washing machine and cooker included. A matching range of further wall mounted cupboard units, splashbacks, laminate wood strip flooring.



BEDROOM ONE

10'4" x 12'4" (3.15 x 3.76)

With electric heater and laminate wood strip flooring.



BEDROOM TWO

6'7" x 12'4" (2.01 x 3.76)

With electric heater and laminate wood strip flooring.



BATHROOM

6'3" x 6'4" (1.93 x 1.95)

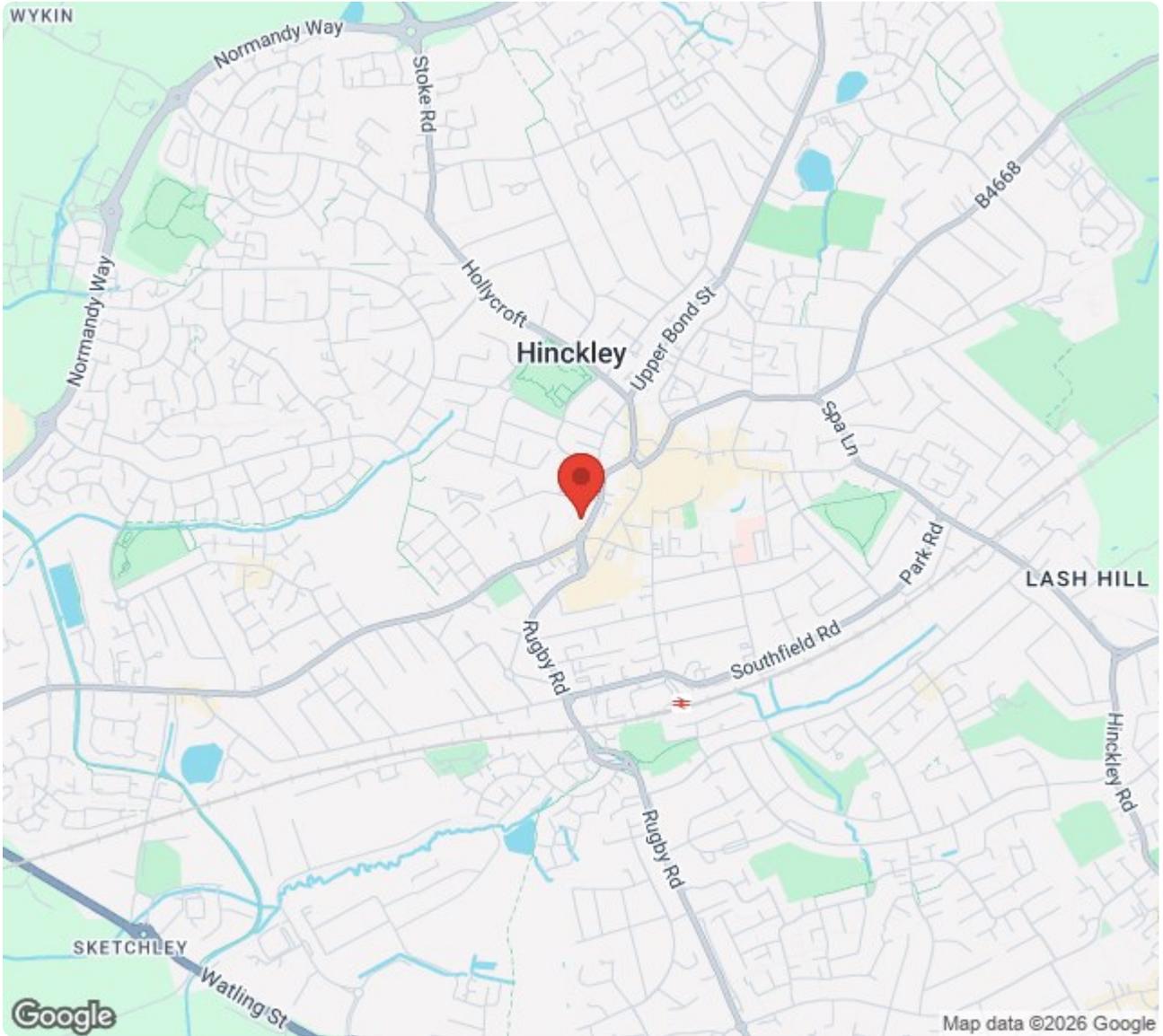
With panelled bath, mixer tap, electric shower attachment above and folding shower screen. Low level WC, pedestal wash hand basin, fully tiled surrounds, vinyl flooring and extractor fan.



OUTSIDE

There are well kept communal gardens, an allocated parking space and visitor parking spaces.





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 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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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