



2 DESFORD HOUSE, HINCKLEY, LE10 1UG

ASKING PRICE £139,950

A stylish 2005 built ground floor apartment. Sought after and highly convenient location within walking distance of the town centre, the crescent, doctors, dentists, train and bus stations, parks and easy access to major road links. Well presented with a range of good quality fixtures and fittings including oak panelled interior doors LVT & laminate flooring, security entry system, wired in smoke alarms, economy 7 fuel efficient heaters and UPVC SUDG. Spacious accommodation offers entrance hall, open plan lounge dining room and fitted kitchen. 2 good bedrooms and bathroom. Allocated parking. Viewing recommended. Shutter blinds included.



TENURE

Leasehold

The ground rent is £180pa and the service charge is £1342.68pa.

Lease Remaining 135 years

Council tax band C

ACCOMODATION

Solid timber fire door

ENTRANCE HALLWAY

Wood effect Herringbone LVT flooring, inset spotlights, wall mounted circuit board, wired in smoke alarm, Rointe fuel efficient electric heater which are installed throughout the property, intercom for secure entry, solid oak door to useful storage cupboard housing shelving and the immersion tank for domestic hot water.



KITCHEN/LOUNGE/DINER

10'10" x 24'4" (3.32 x 7.44)

Range of floor standing olive fashionable kitchen cupboard units with brushed chrome handles, wood effect laminated roll edge worktop, 1.5 ceramic sink with brushed chrome mixer tap, logic built in oven, x4 ring electric hob, extractor above, tiled splashbacks, further matching range of wall mounted cupboard units, free standing washing machine & fridge freezer available via separate negotiation . wood effect LVT herringbone flooring, x2 electric heaters, UPVC SUDG double doors to Juliet balcony with shutter. tv aerial point.



BEDROOM ONE

10'6" x 13'6" (3.22 x 4.12)

Timber effect laminated flooring, electric heater, UPVC SUDG window with roller blind & shutters.



BEDROOM TWO

9'6" x 8'2" (2.91 x 2.51)

electric heater, wood strip laminated flooring shutter blinds & roller blinds.



BATHROOM

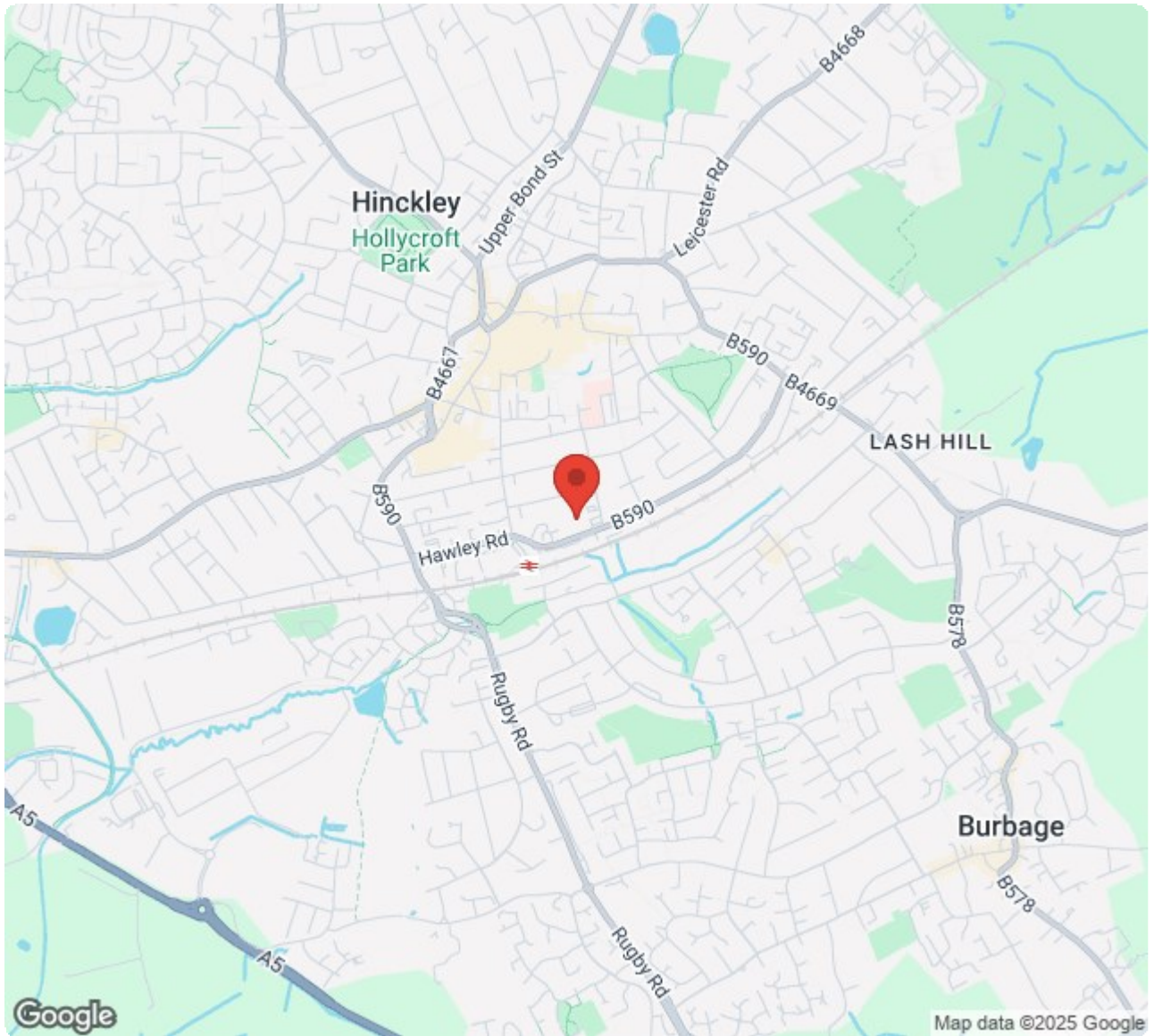
7'9" x 5'6" (2.37 x 1.70)

with tiled flooring, three piece suite consisting of a panelled bath with tiled surrounds, bar shower with hand attachment, low level WC, vanity wash hand basin with storage underneath, sink & mixer tap above, upstanding fashionable black towel heater, extractor fan, wall mounted LED mirror, shaver point.

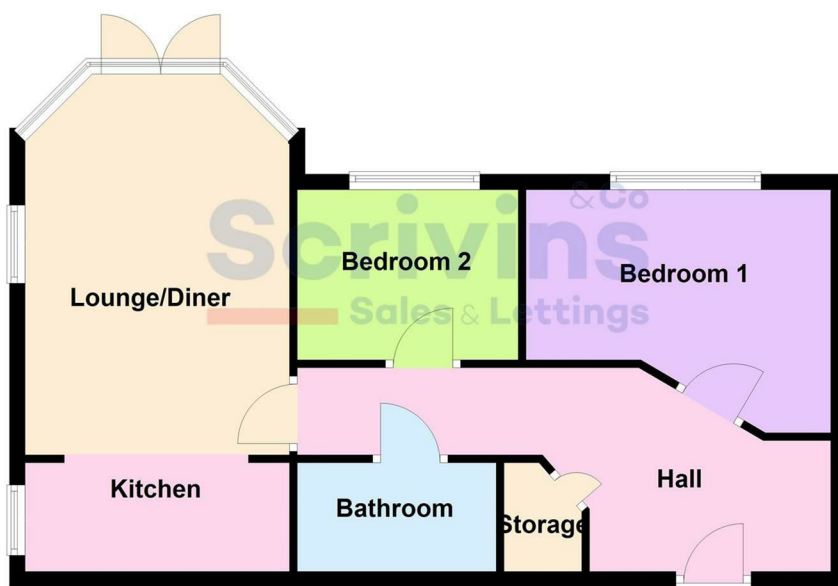


OUTSIDE

x1 allocated parking space & visitor spaces. bin store.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	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 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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