

# 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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### 11 CLIFTON COURT, HINCKLEY, LE10 0XQ

**OFFERS IN THE REGION OF £75,000**

NO CHAIN. CASH BUYERS ONLY. Modern Jelson built second floor apartment. 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 and Velux SUDG. Offers entrance hallway, lounge diner, kitchen, bathroom and bedroom. Allocated parking space, communal gardens and bin stores. White goods included. Most items of furniture available via separate negotiation.



## TENURE

Council Tax Band A

EPC Rating E

Leasehold

58 Years Remaining

Ground Rent £25 per annum

There is no managing agent

## ACCOMMODATION

Wood and SUDG doors lead to the communal entrance hallway. Stairs lead to the second floor and a front door leads to

## ENTRANCE HALLWAY

With vinyl flooring and consumer unit. Loft access with ladder, the loft is partially boarded. Wooden interior door to

## BATHROOM TO FRONT

6'3" x 5'6" (1.91 x 1.68)

With a panelled bath with mixer tap and electric shower attachment above, low level WC, pedestal wash hand basin, tiled flooring and tiled surrounds.



## LOUNGE/DINING ROOM

11'1" x 10'4" (3.40 x 3.17)

With TV aerial point and door to a storage cupboard which houses the immersion heater. Wooden interior door to





### KITCHEN TO FRONT

9'3" x 10'4" (2.83 x 3.15)

With a range of floor standing kitchen units with roll edge working surface above and an inset stainless steel drainer sink with mixer taps. White goods are included and includes a Beko washing machine, undercounter fridge and undercounter freezer and electric oven with hob. Further range of matching wall mounted cupboard units, tiled splashbacks and wood effect vinyl flooring.



### BEDROOM TO REAR

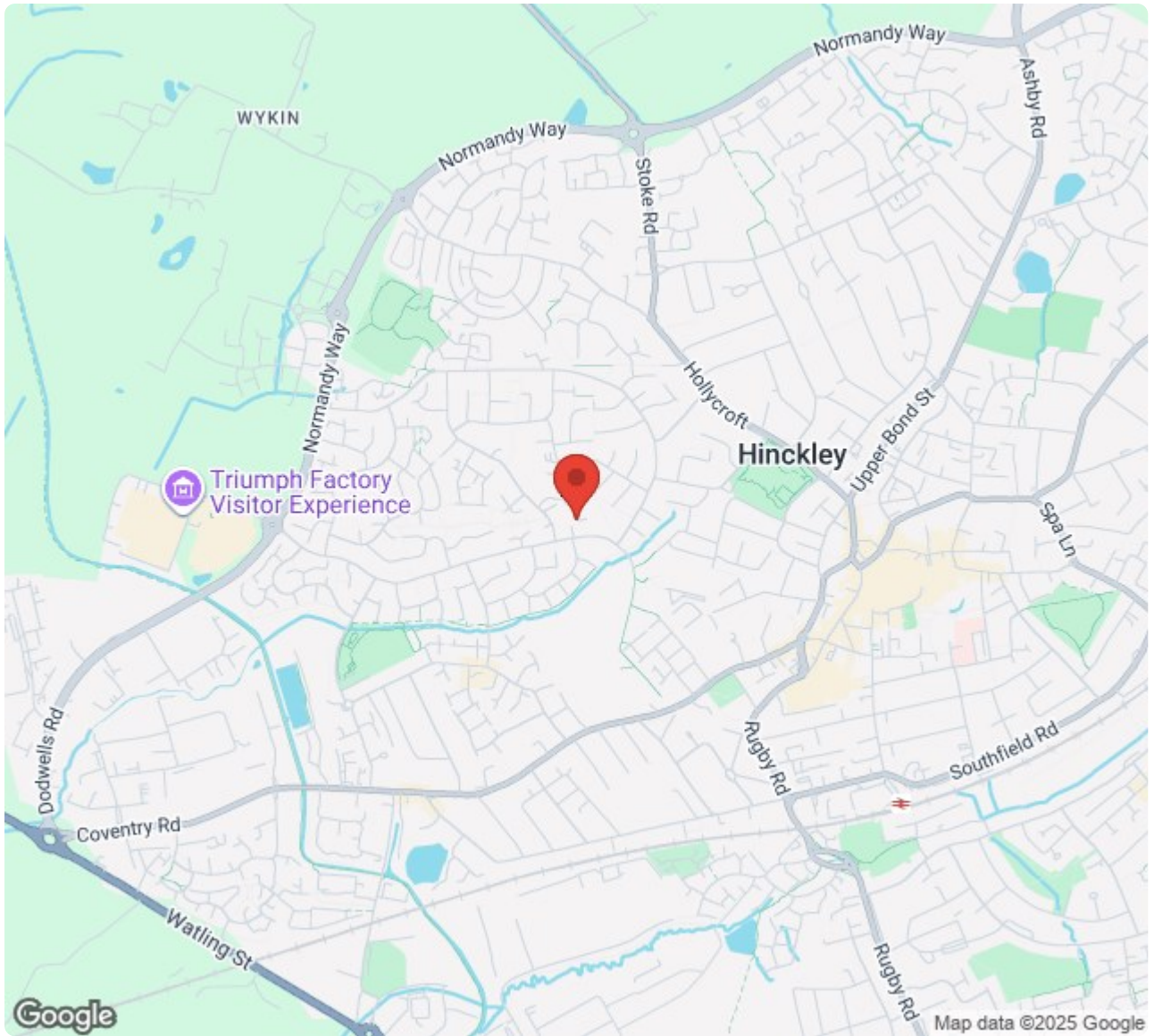
10'2" x 10'1" (3.10 x 3.08)

With sliding wood panelled door.

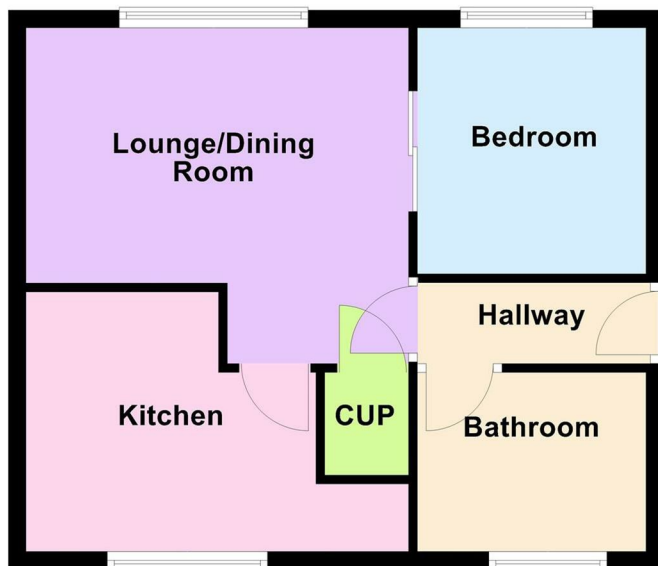


### OUTSIDE

An allocated car parking space, bin stores and communal garden.



## 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 <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		
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