

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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FLAT 17 79-81 UPPER HOUSE UPPER BOND STREET, HINCKLEY, LE10 1WB

OFFERS OVER £145,000

Stylish first floor apartment in this impressive new retro development with lift access. Popular and convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, leisure centre, Hollycroft Park, public houses, restaurants and good access to major road links. Immaculate contemporary style interior with a range of good quality fixtures and fittings including white panelled interior doors, wooden flooring, luxury fitted kitchen and shower room. Spotlights, wired in smoke alarms, security entry system, smart electric heating and UPVC SUDG. Spacious accommodation offers entrance hall, open plan living dining kitchen. 2 double bedrooms and shower room. Allocated parking, bike and bin stores. Viewing recommended. Blinds included.



TENURE

Leasehold

Council Tax Band B

Service charge approx £1361.00 per year

Ground rent approx £48 per half year

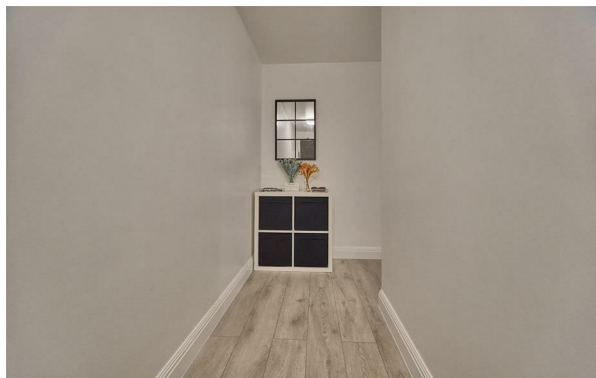
150 years remaining on the lease from 2020.

ACCOMMODATION

Door to communal entrance hallway with a fire door and telephone entry system. On the first floor, door leading to No. 17

ENTRANCE HALLWAY

With stripped flooring, wall mounted consumer unit, TV and telephone point, wired in smoke alarms, power points and light switches throughout are in chrome, attractive wooden interior door to



LIVING DINING KITCHEN

14'9" x 13'2" (4.50 x 4.02)

A fitted kitchen with a range of grey kitchen units with working surfaces above, inset stainless steel drainer sink with mixer taps above, cupboard beneath. Integrated fridge, freezer and washing machine. Bosch electric oven with grill, four ring hob above, stainless steel extractor hood and splashbacks. Sofa included. A cupboard under the sink houses the water heater. TV aerial point, inset ceiling spot lights, wall mounted electric panel heater, wired in smoke alarm.



BEDROOM ONE

11'2" x 8'0" (3.41 x 2.44)

With wall mounted electric panel heater, TV aerial point.



BEDROOM TWO

9'0" x 9'5" (2.75 x 2.88)

With wall mounted electric panel heated, wired in smoke alarm.

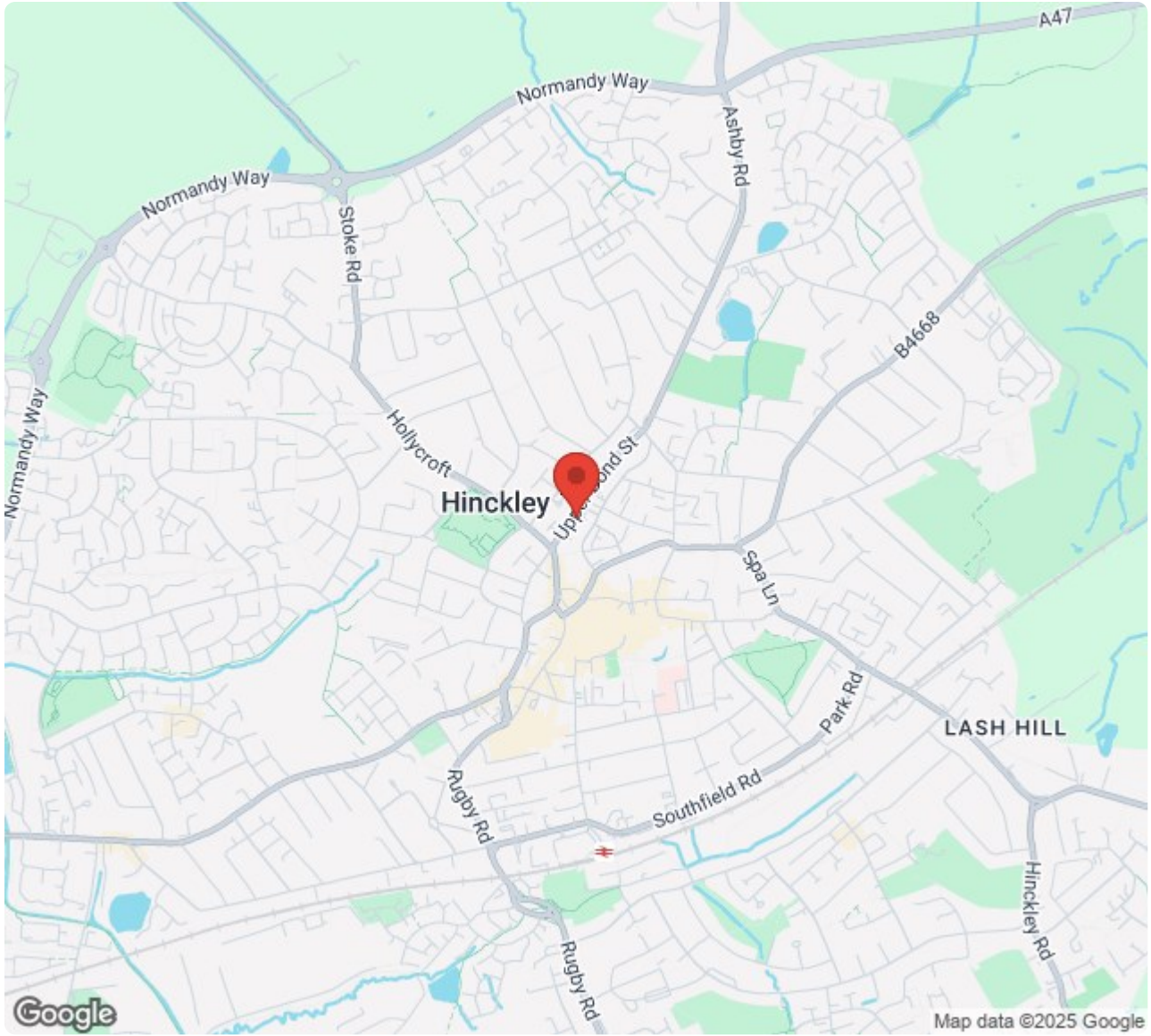


SHOWER ROOM

4'10" x 10'9" (1.48 x 3.29)

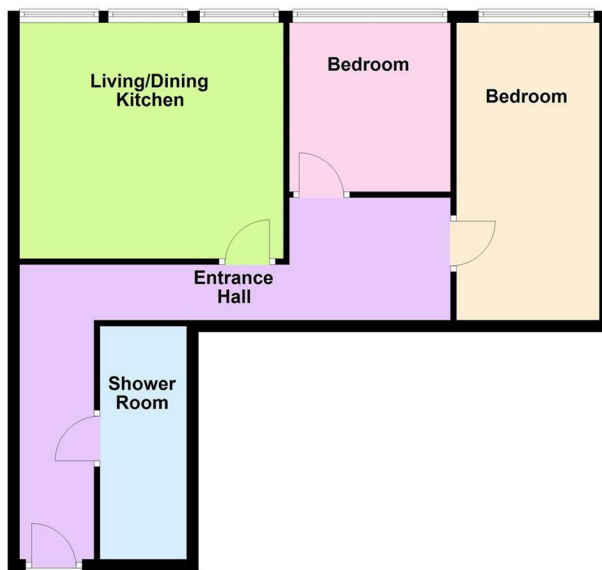
With a corner shower cubical with Mira electric shower, fully tiled surrounds including the flooring, vanity sink unit with mirror above and light, inset ceiling spotlights, shaver point, low level WC, heated towel rail and extractor fan.





Ground Floor

Approx. 56.7 sq. metres (610.1 sq. feet)



Total area: approx. 56.7 sq. metres (610.1 sq. feet)

| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 62 | 62 |
| (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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