

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
Company Number: 11832775 (Registered in England and Wales)

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90A MOUNT ROAD, HINCKLEY, LE10 1AE

ASKING PRICE £120,000

Well presented first floor flat. Popular and highly convenient location close to the town. Benefits include feature fireplace, re-fitted solid oak kitchen with built-in appliances, high quality bathroom with shower, gas CH and UPVC SUDG Offers: Entrance lobby, entrance hall, lounge and re-fitted kitchen. 1 double bedroom and bathroom.



TENURE

Leasehold
Council Tax Band A
EPC Rating D
Newly extended lease for 150 years
Ground rent is £10/year
There is no service charge

ACCOMMODATION

UPVC SUDG door to

ENTRANCE HALLWAY

With tiled flooring, single panelled radiator, inset ceiling spotlights and smoke alarm. Stairs to first floor landing.



FIRST FLOOR LANDING

With smoke alarm, inset ceiling spotlights, single panelled radiator, loft access. Panelled door to storage cupboard housing the fuse board and coat hooks. Panelled door to



LOUNGE

10'3" x 14'0" (3.13 x 4.28)

With double panelled radiator, bay windows to front. Feature fireplace with timber mantle and granite hearth and backing incorporating an electric fire. Panelled door to



KITCHEN

6'5" x 9'1" (1.97 x 2.77)

With tiled flooring, inset ceiling spotlights. A range of floor standing solid wood kitchen cupboards with granite effect working surfaces, black resin sink with chrome mixer taps, built in dishwasher and washing machine, built in Zanussi oven with four ring gas hob and extractor above. Built in fridge freezer, further matching range of wall cupboard units and tiled splashbacks. Single panelled radiator. Panelled door to



BEDROOM

11'5" x 11'1" (3.48 x 3.38)

With double panelled radiator. Panelled door to



BATHROOM

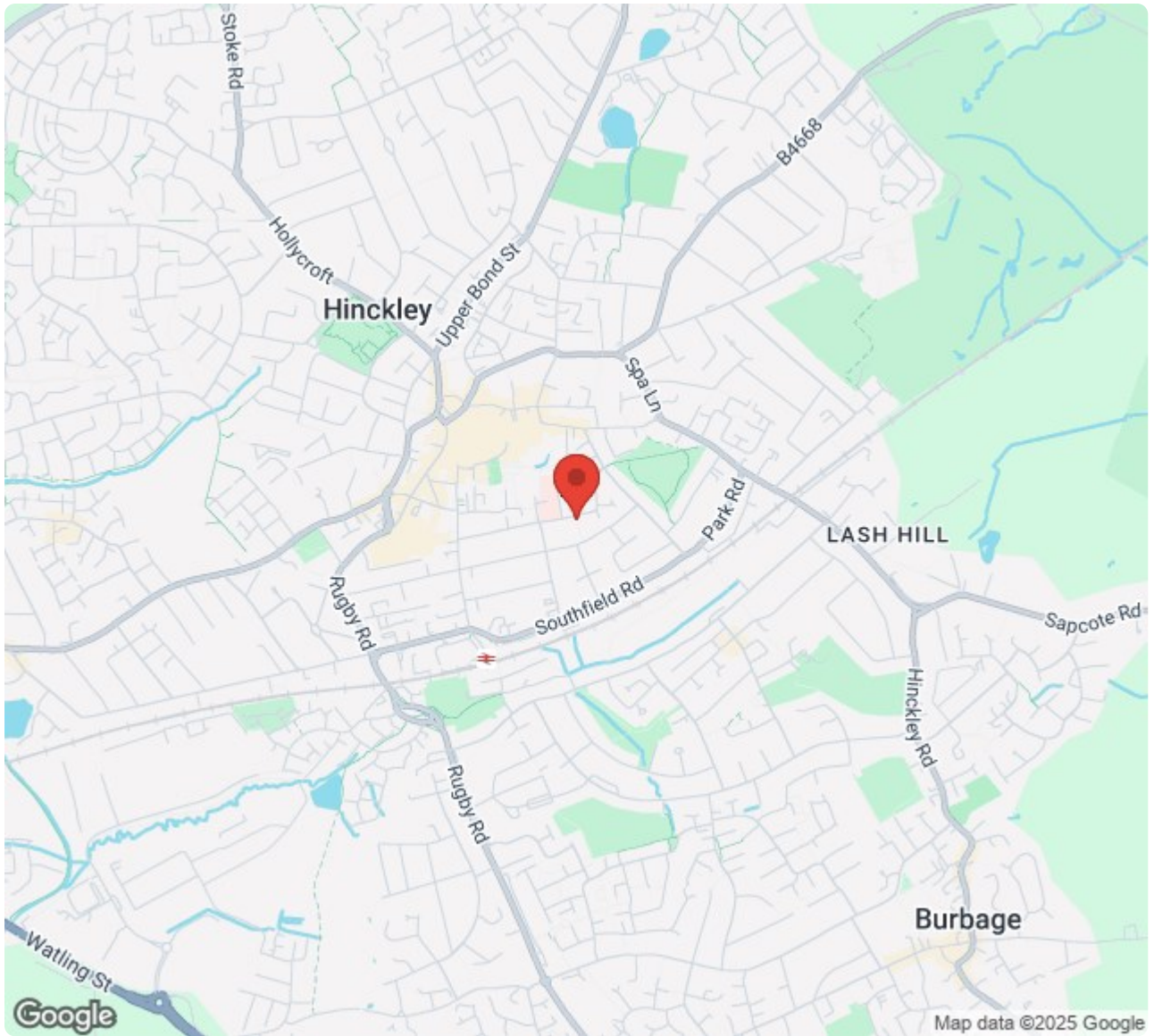
7'6" x 7'6" (2.30 x 2.29)

With tiled flooring, three piece suite consisting low level WC, pedestal wash hand basin and chrome mixer tap. Panelled bath with chrome mixer tap and bar shower above. Chrome heated towel rail, tiled surrounds, inset ceiling spotlights. Built in cupboard housing the Ariston combination boiler for domestic hot water and gas central heating.

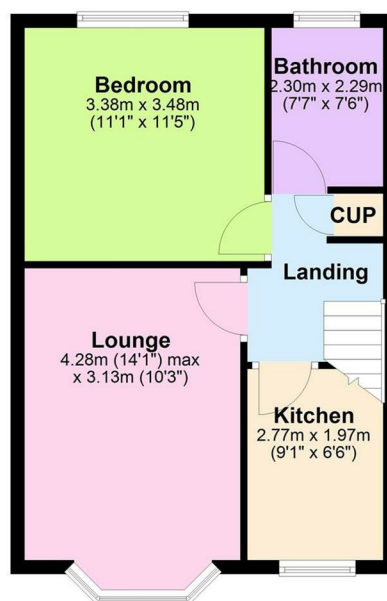


OUTSIDE

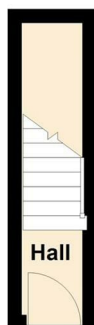
There is a shared front garden with decorative stone surrounded by mature hedging with a concrete slabbed path leading to the front door.



First Floor



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	56	57
(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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