



FLAT 6C DEVERON WAY, HINCKLEY, LE10 0XD

OFFERS OVER £100,000

An immaculately presented, modern second floor apartment. Popular and convenient location close to a parade of shops, doctors surgery, Battling Brook school and within walking distance of the town. Benefits include a modern kitchen and bathroom, white panelled interior doors and electric heating. Offers entrance hallway, kitchen, lounge diner, bedroom and re fitted shower room. Tarmacadam car parking spaces and bin stores. Carpets, blinds, curtains and light fittings.



TENURE

Leasehold
91 Years Remaining on the lease
Ground Rent: £75 per year
Service Charge: £1120 per year (paid twice yearly in June and December)

EPC C

Council Tax band A

ACCOMMODATION

Intercom controlled front door leads to the communal hallway and a stairway leads to the first floor. Wooden and glazed front doors leads to

ENTRANCE HALLWAY

With intercom system for the block front door, smoke alarm. White panelled interior doors leads to a good sized storage cupboard, currently used as a walk in wardrobe, with hanging rails.

KITCHEN

10'3" x 5'8" (3.14 x 1.73)

With a range of floor standing fitted units with roll edge working surface above and inset stainless steel drainer sink with mixer tap. Integrated electric oven and electric hob above. Plumbing for an automatic washing machine and space for a fridge freezer. A further range of matching wall mounted cupboard units. Tiled splashbacks and tiled flooring.



LOUNGE DINER

14'11" x 10'6" (4.55 x 3.21)

With electric heater and TV aerial point. White panelled interior door



BEDROOM ONE

13'7" x 8'11" (4.15 x 2.72)

With electric heater.

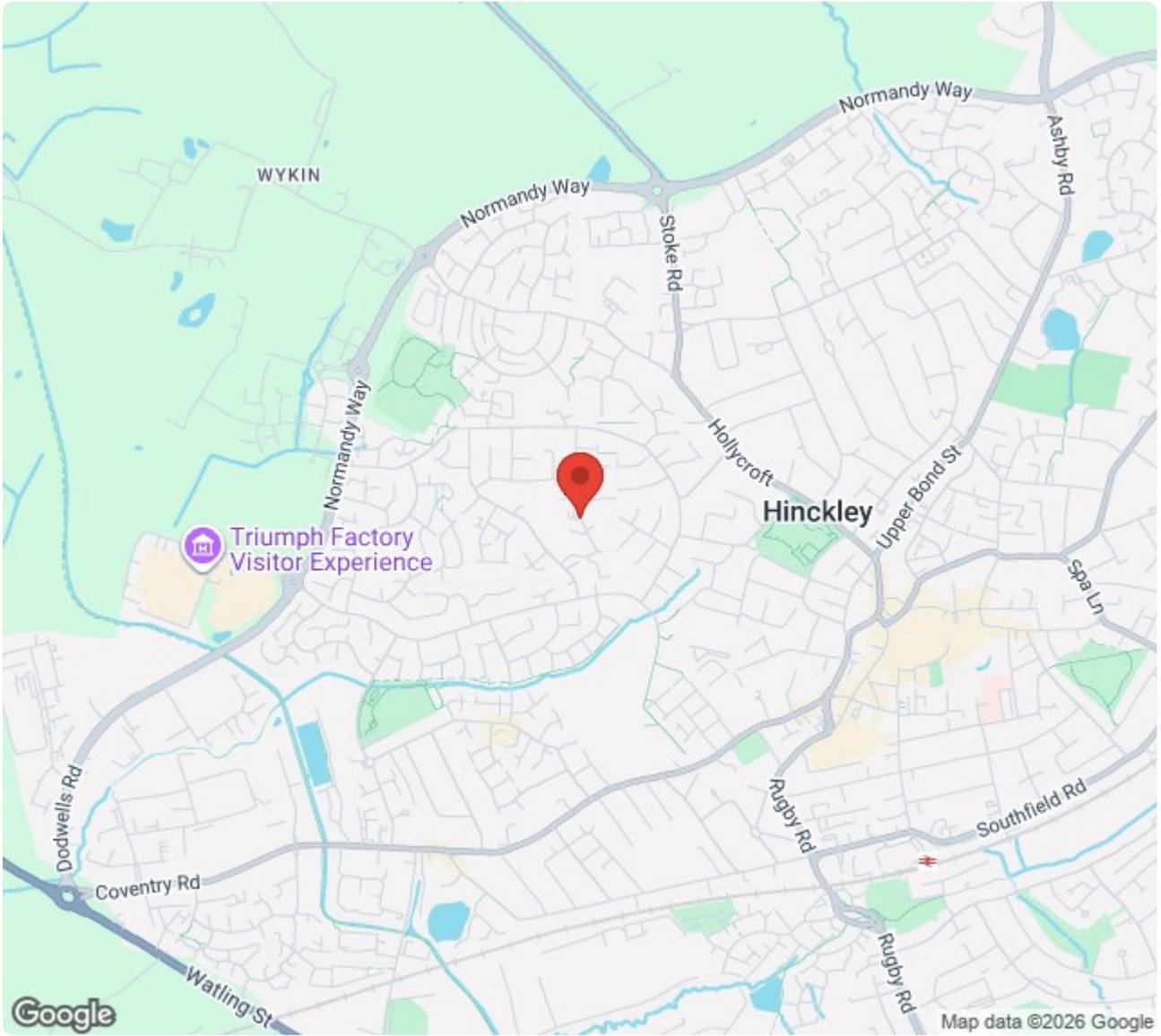


SHOWER ROOM

5'1" x 10'2" max (1.55 x 3.11 max)

With a walk in shower cubical with shower attachments above and shower screen to side. Low level WC, vanity sink unit with double cupboard beneath. Chrome heated towel rail. Fully tiled surrounds and vinyl flooring. Door leads to a airing cupboard which houses the water tank.





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			82
		69	
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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