

Scrivins & Co

Sales & Lettings

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

T 01455 890480 E sales@scrivins.co.uk W scrivins.co.uk



BRADGATE HOUSE SOUTHFIELD ROAD, HINCKLEY, LE10 1UD

ASKING PRICE £140,000

No Chain. Impressive 2005 third floor apartment with far reaching views. Sought after and highly convenient location within walking distance of the town centre, The Crescent, train and bus stations, doctors, dentists, parks, leisure centre, bars and 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, refitted kitchen and shower room, wired in smoke alarms, spotlights, security entry system, electric heating and UPVC SUDG. Spacious accommodation offers entrance hall with utility station, open plan living dining room and fitted kitchen with Juliet balcony. Two double bedrooms and shower room. Allocated car parking space. Viewing highly recommended. White goods included.



TENURE

Leasehold
Council Tax Band B
EPC Rating C
Lease Details - 133 years remaining
Service Charge £1,445.40 per annum
Ground Rent - £198.00 per annum

ACCOMMODATION

Open pitched and tiled canopy porch with outside lighting and security entry system. White wood panel and SUDG door to

COMMUNAL ENTRANCE HALLWAY

With individual mailboxes with automatic lighting, wired in smoke alarms. Stairway to the third floor. Attractive wood grain front door with spy hole to

ENTRANCE HALLWAY

With security entry phone, inset ceiling spotlights, slimline panel heater, wired in smoke alarm. Oak finish laminate wood strip flooring. Door to a utility station with plumbing for automatic washing machine, overhead lighting and consumer unit. Door to the airing cupboard housing the cylinder for domestic hot water, loft access, telephone point including broadband. Attractive white four panel interior doors leads to

OPEN PLAN FITTED KITCHEN AND LOUNGE/DINING ROOM

10'11" x 29'0" (3.34 x 8.86)



LOUNGE/DINING AREA

With oak finish laminate wood strip flooring, slimline panel heater. TV aerial point. UPVC SUDG French doors to a Juliet Balcony.



REFITTED KITCHEN

With a fashionable range of gloss white fitted kitchen units consisting inset black one and a half bowl single drainer resin sink unit, mixer taps above double base unit beneath. Further matching range of floor mounted cupboard units and two drawer unit, contrasting working surfaces above with inset four ring ceramic hob unit, single fan assisted oven with grill beneath, extractor hood above. Matching upstands, further range of wall mounted cupboard units, appliance recess points and oak finish laminate wood strip flooring. Wired in smoke alarm and heat detector.



BEDROOM ONE TO SIDE

10'4" x 12'4" (3.17 x 3.76)

With oak finish laminate wood strip flooring, feature wood panelling to one wall, slimline panel heater.



BEDROOM TWO TO FRONT

8'4" x 8'0" (2.55 x 2.46)

With oak finish laminate wood strip flooring, slimline panel heater. Two double glazed Velux windows in the roof line.



REFITTED SHOWER ROOM TO FRONT

7'10" x 5'8" (2.41 x 1.75)

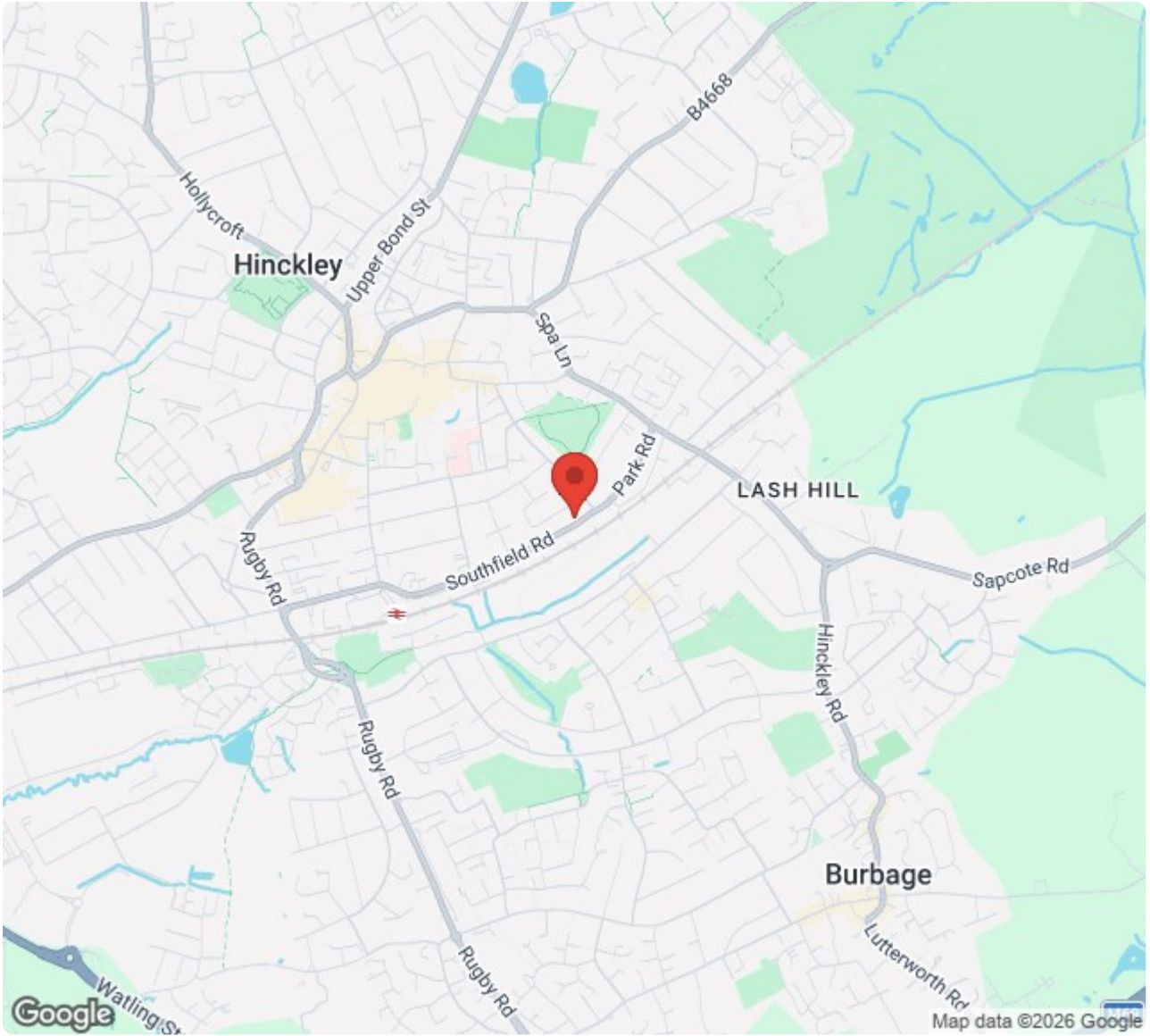
With white suite consisting of a fully tiled walk in shower with black rain shower and handheld shower above, glazed shower screen to side. Vanity sink unit and wood grain double cupboard beneath with touch control illuminated mirror above, low level WC. White heated towel rail. Oak finish laminate wood strip flooring and extractor fan. Double glazed Velux window in the roof line.



OUTSIDE

There is one allocated parking space, bin stores and communal gardens.





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		
	73	80
England & Wales <small>EU Directive 2002/91/EC</small>		
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		
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