



## THE DIALS 33 ALNEY HOUSE, HINCKLEY, LE10 0RR

**50% SHARED OWNERSHIP £139,995**

Impressive 2024 first floor apartment in this very secure sheltered retirement development for the over 55's. Sought after and convenient location within walking distance of the town centre, The Crescent, doctors, dentists, train and bus stations, parks, bars and restaurants and good access to major road links. Immaculate contemporary style interior, energy efficient, with a range of high quality fixtures and fittings including security entry system, 24 hour emergency pull cord, wood grain interior doors, spotlights and wired in smoke alarms, Vent Axia air flow system, solar panels, Programmable Electric Panel Heaters and UPVC SUDG. Spacious accommodation offers entrance hall, through lounge/dining room with Juliet Balcony, fitted kitchen with built in appliances. Two double bedrooms and wet room. Well kept communal gardens and car parking spaces, bin stores. Further communal services include regular staffing, residents lounge with cafe, guest suite, lift, wellness services and resident led activities, hair and beauty salon. Viewing highly recommended. Carpets and blinds included.



## TENURE

PETS ALLOWED.

Key Facts Lease: 990 years. The start date for each lease will be confirmed within your lease agreement with us Full Market Value: £279,990 50% Share Price: £139,995 (plus £524.98 rent per calendar month with potential financial assistance)

Service Charge: £6,721.15 per annum, to be reviewed annually and updated from 1st April each year

Council Tax band: B

Utility Charges: Billed directly from the utility provider of your choice - each property will have its own solar panel which is linked to the apartment.

Age Criteria: Must be aged 55 or over

## ACCOMMODATION

Open Canopy Porch with outside lighting and security entry system and automatic sliding glass double doors to



## ENTRANCE LOBBY

Further automatic glass sliding doors to

## COMMUNAL ENTRANCE HALLWAY

With stairway and lift leading to the first floor, heating and lighting, smoke alarms and attractive wood grain front door with spyhole to

## NUMBER 33 ENTRANCE HALLWAY

With inset ceiling spotlights, wired in smoke alarm, slimline panel heater, 24hr pull cord. Attractive wood grain interior doors to



## SEPARATE WC

With white suite consisting of a comfort level WC, vanity sink unit with gloss white double cupboard beneath, contrasting tiled surrounds, inset ceiling spotlights. Vent axia air flow vent. Inset ceiling spotlights and 24 hour pull cord.

## WALK IN CLOAK ROOM/STORE ROOM

With wired in smoke alarm, light and power, Telephone point including broadband. Door to

## UTILITY ROOM/AIRING CUPBOARD

With light and power, automatic washing/dryer machine, wired in smoke alarm, wall mounted consumer unit, also housing the wall mounted Ventaxia air flow system and also the Pulsa coil Gledhill economy timed system for Domestic Hot Water.

## L SHAPED THROUGH LOUNGE/DINING ROOM

12'9" max x 17'8" max (3.91 max x 5.40 max)

Lounge Area - With a slimline panel heater with a timer and thermostat, TV aerial point including sky, wired in smoke alarm. Vent axia air flow vent. 24 hour pull cord. UPVC SUDG French doors to a Juliet balcony. Feature archway to



## OPEN PLAN FITTED KITCHEN

6'6" x 9'0" (1.99 x 2.76)

With a fashionable range of light matt grey fitted kitchen units consisting inset black single drainer resin sink unit, mixer taps above, cupboard beneath, further matching range of floor mounted cupboard units and three drawer unit. Contrasting roll edge working surfaces above with inset four ring induction hob unit, splashback and stainless steel chimney extractor hood above. Matching upstands, further matching range of wall mounted cupboard units. Integrated fan assisted oven with grill. Fridge freezer/dishwasher, concealed lighting over the working surfaces. Wired in heat detector and Vent axia air flow vent. Oak finish laminate wood strip flooring.



## MAIN BEDROOM L SHAPED

10'0" x 17'1" (3.05 x 5.21)

With slimline panel heater with timer and thermostat, wired in smoke alarm, Vent axia air vent, TV aerial point, 24 hour pull cord. Full height UPVC SUDG window over looking the communal gardens.



## BEDROOM TWO

10'1" x 12'9" (3.09 x 3.89)

With slimline panel heater with programmer and timer, TV aerial point 24 hr pull cord, smoke alarm. Vent axia air vent. UPVC SUDG full height window overlooking the communal gardens.



## WET ROOM

6'6" x 7'2" (1.99 x 2.20)

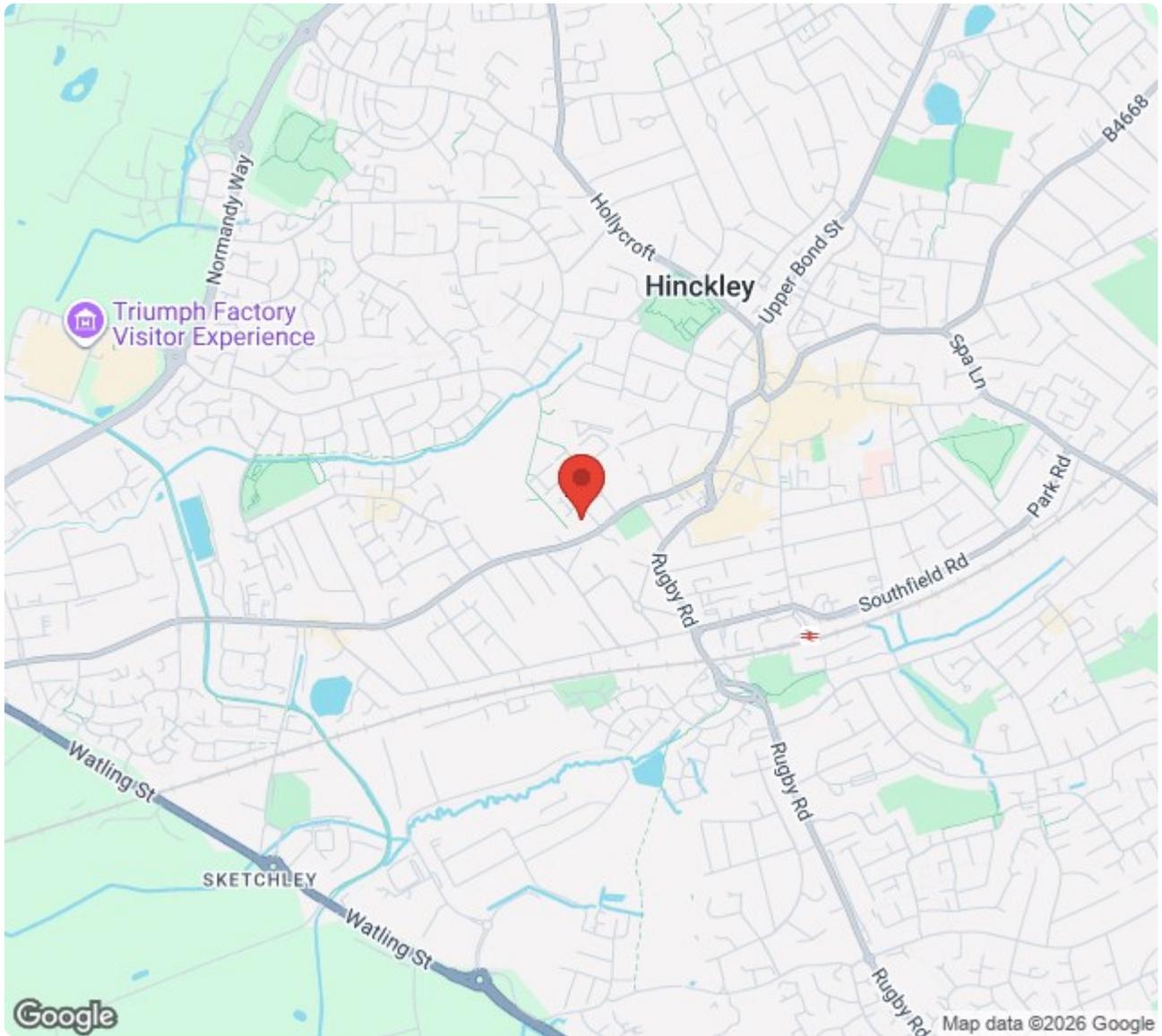
With white suite consisting of a fully tiled walk in shower, vanity sink unit with gloss white cupboards beneath, comfort level WC, contrasting tiled surrounds, inset ceiling spotlights. Two chrome heated towel rails, Vent axia air vent and 24 hour pull cord.



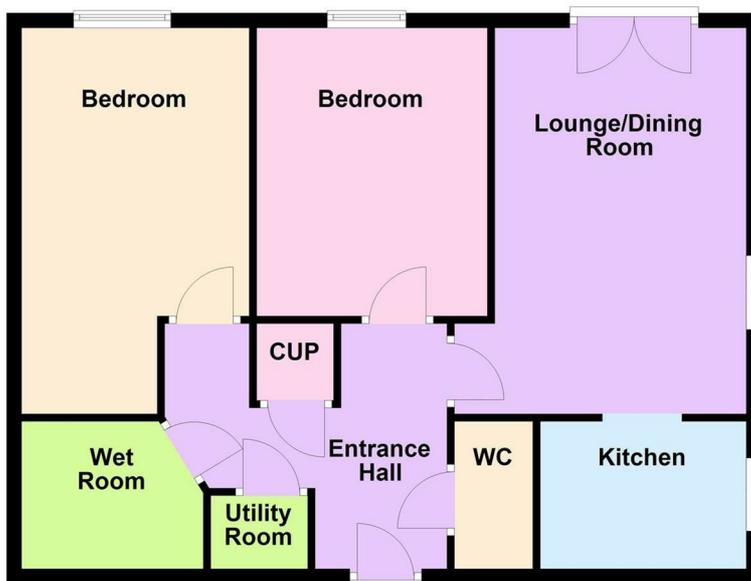
## OUTSIDE

There is communal parking, well kept communal gardens and patio, bin stores and bike stores. Electric scooter stores.





### Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		87	87
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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