

# Scrivins & Co

## Sales & Lettings

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
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### 37 FERRY PICKERING CLOSE, HINCKLEY, LE10 0YN

**OFFERS OVER £150,000**

**NO CHAIN!** Impressive 2017 Redrow built third floor apartment. Sought after and convenient cul de sac location within walking distance of the town centre, the crescent, schools, doctors, dentist, train and bus stations, bars and restaurants, leisure centre, parks and good access to major road links. Immaculately presented with a range of good quality fixtures and fittings including white panelled interior doors, wired in smoke alarms, gas central heating and UPVC SUDG. Spacious accommodation offers entrance hall, open plan living dining kitchen with built in appliances. 2 double bedrooms (main with fitted slide robes) and bathroom with shower. Well-kept communal gardens, bin store and allocated car parking space. Viewing highly recommended. Carpets included. Ideal investment property.



## TENURE

125 years from 2017 so 116 years left on the lease.

Service charge is £740 for six months

Ground rent is £200 a year

Council tax band= B

## ACCOMMODATION

Attractive composite and panelled SUDG front door with security entry system and outside lighting to

## COMMUNAL ENTRANCE HALLWAY

With wired in smoke alarm, lighting on a timer, individual mailboxes, stairways with white spindle balustrades. The property is located on the third floor with a further spacious hallway. Attractive white six panelled front door with spy hole to

## L SHAPED ENTRANCE HALLWAY

With Karndean woodgrain flooring, radiator. Wired in smoke alarm, security entry phone. Digital thermostat for the central heating system. Loft access. Attractive white two panel interior doors to

## WALK IN STORE ROOM

With woodgrain flooring, concealed consumer unit. Door to

## OPEN PLAN LIVING/DINING/KITCHEN TO FRONT

20'8" x 13'7" (6.30 x 4.16)



## LOUNGE/DINING AREA

With double panelled radiator, TV and telephone points. Woodgrain flooring.



## KITCHEN AREA

With a fashionable range of cream and wood grain fitted kitchen units consisting inset one and a half bowl single drainer stainless steel sink unit, mixer taps above, double base unit beneath. Further matching range of floor mounted cupboard units and four drawer unit, contrasting straight edge working surfaces above with inset four ring stainless steel gas hob unit, stainless steel chimney extractor hood above, matching upstands. Further range of wall mounted cupboard units one concealing the gas condensing combination boiler for central heating and domestic hot water. Further integrated appliances include a fan assisted oven with grill, microwave oven and fridge freezer, washer/dryer included. Ceiling mounted extractor fan. Wired in heat detector, radiator. Karndean wood grain flooring.



### **BEDROOM ONE TO SIDE**

15'10" x 10'3" (4.83 x 3.13)

With a range of fitted slide robes consisting of a triple slide robe with mirror glazed and smoke glazed front, radiator and TV aerial point. Digital programmer for the central heating system.



### **BEDROOM TWO**

10'9" x 8'2" (3.29 x 2.49)

With radiator, telephone point.



### **BATHROOM**

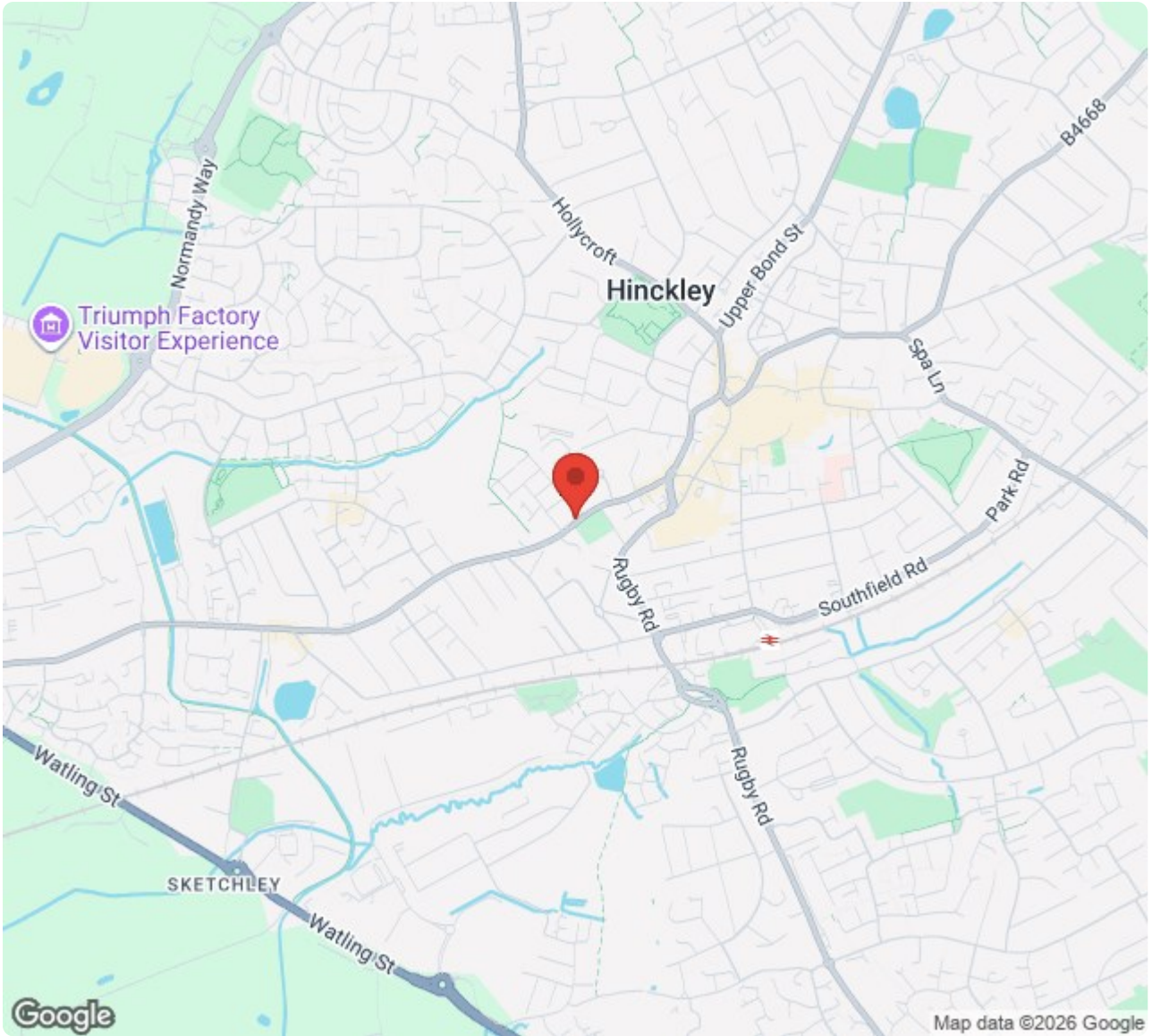
6'4" x 5'6" (1.94 x 1.70)

With white suite consisting panelled bath, main shower unit above with glazed shower screen to side, wall mounted sink unit, mirror above, low level WC, shaver point. Chrome heated towel rail and extractor fan.



### **OUTSIDE**

There are well kept communal gardens, allocated car parking space and visitor spaces, there is also bin stores.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		82	82
(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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