

Scrivins & Co

Sales & Lettings

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18 THE CLOISTERS WOOD STREET, EARL SHILTON, LE9 7NP

ASKING PRICE £110,000

No Chain. Modern Ground Floor Apartment In A Popular And Highly Convenient Central Village Location. Benefits From Gas Central Heating And UPVC SUDG. Offers Entrance Hall, Lounge diner And Kitchen. 1 Double Bedroom And Bathroom. Communal Gardens And Car Parking. Contact Agents To View.



TENURE

Leasehold

Council Tax Band A

957 years remaining on the lease

Service charge: £705 per annum

ACCOMODATION

Canopy pitched and tiled porch to UPVC SUDG door.

ENTRANCE HALLWAY

3'2" x 11'8" (0.97 x 3.58)

Single panel radiator, smoke alarm, Honeywell heating thermostat door to kitchen.

KITCHEN

7'2" x 8'3" (2.20 x 2.53)

with tiled flooring, range of floor standing kitchen cupboard units, timber effect, laminated working surfaces, stainless steel drainer sink with chrome mixer tap, tiled splashback, matching set of wall matching cupboard units, wall hung Worcester Combination Boiler for domestic hot water and gas central heating. Single panel radiator.



LOUNGE

10'10" x 19'9" (3.32 x 6.03)

Single panel radiator, useful built in storage cupboard, door to car park



BEDROOM

10'11" x 15'10" (3.33 x 4.84)

Single panel radiator, built in wardrobes with shelving and hanging rails. Further built in cupboard with shelving.



SHOWER ROOM

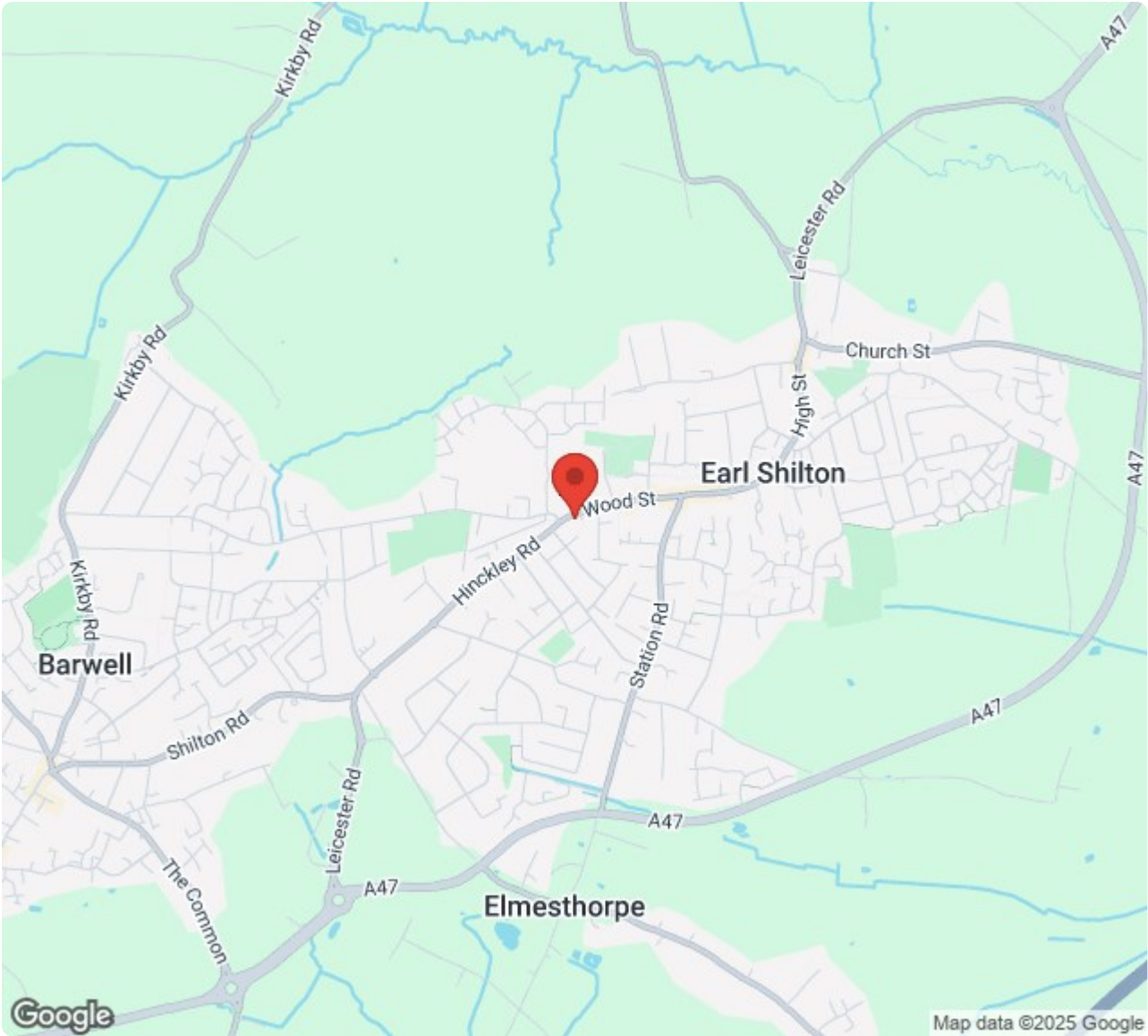
4'5" x 8'5" (1.37 x 2.58)

Tiled flooring, 3 piece suite consisting of corner shower enclosure with tiled surrounds and bar shower, low level WC, vanity wash hand basin with storage beneath, chrome mixer taps above, single panel radiator. Blinds included.

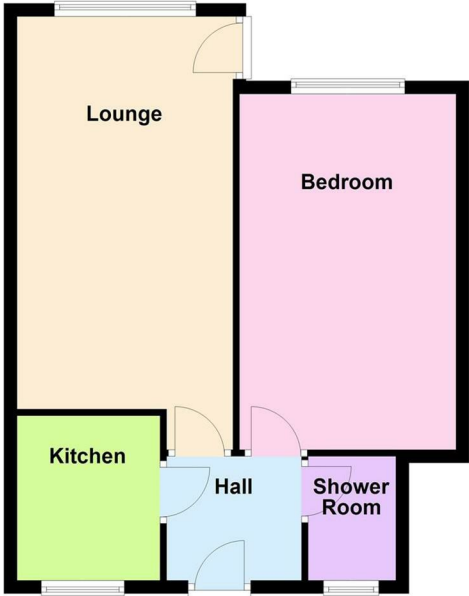


OUTSIDE
Parking to rear.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	78
(55-68) D		
(39-54) E		
(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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

