

# Scrivins & Co

ESTATE AGENTS  
& LETTING AGENTS

98 Castle Street, Hinckley, Leicestershire, LE10 1DD  
Tel: 01455 890480 Email: sales@scrivins.co.uk  
www.scrivins.co.uk



**12A SAFFRON COURT HIGH STREET, BARWELL, LE9 8BZ**

**OFFERS OVER £65,000**

NO CHAIN. Modern first floor apartment in this purpose built gated development for the over 55's. Popular and convenient central village location, with shops and bus service on the doorstep. Walking distance of schools, doctors, dentists, public houses, recreational facilities and with good access to major road links. Well presented with a range of good quality fixtures and fittings including security entry system, white panelled interior doors, wired in smoke alarms, economy 7 heating and UPVC SUDG. Offers entrance hall, lounge dining room and fitted kitchen. One double bedroom and bathroom. Communal facilities include well-kept gardens, laundry room, residents' lounge with communal garden, CCTV, car parking and guest suite available. Viewing recommended. Carpets, curtains and blinds included.



## TENURE

Leasehold = 81 years remaining

Service Charge = £29 per week

Ground rent = £1.71 per week

Notice of Assignment Fee TBC

## ACCOMMODATION

UPVC SUDG front door with security entry system, CCTV and outside lighting leading to

## COMMUNAL HALLWAY

with heating. Lighting. Lift. Smoke alarms. Attractive white six panelled front door with spy hole to

## 12A ENTRANCE HALLWAY

L-shaped with security entry phone. Doorbell chime. Thermostat for the heating. Double doors to a cloaks cupboard, hanging rails and shelving housing the cylinder fitted immersion heater for domestic hot water. Attractive white six panel interior doors to

## REAR LOUNGE DINING ROOM

11'10" x 13'3" (3.62 x 4.04)

with slimline storage heater. TV and telephone point. Archway to



## FITTED KITCHEN

9'6" x 6'3" (2.92 x 1.92)

with a range of beech finish fitted kitchen units consisting inset single drainer stainless steel sink unit with double base unit beneath. Further matching floor mounted cupboard units and drawer. Contrasting marble finish roll edge working surfaces above with inset four ring electric hob unit. Integrated extractor above. White tiled splashbacks. Further matching wall mounted cupboard units. Integrated oven with grill Appliance recess points. Amtico wood grain flooring.



## BEDROOM TO REAR

11'3" x 12'4" (3.45 x 3.78)

with built in double and single wardrobes. Further matching chest of drawers. Slimline storage heater. Telephone point. TV aerial point.



## **BATHROOM**

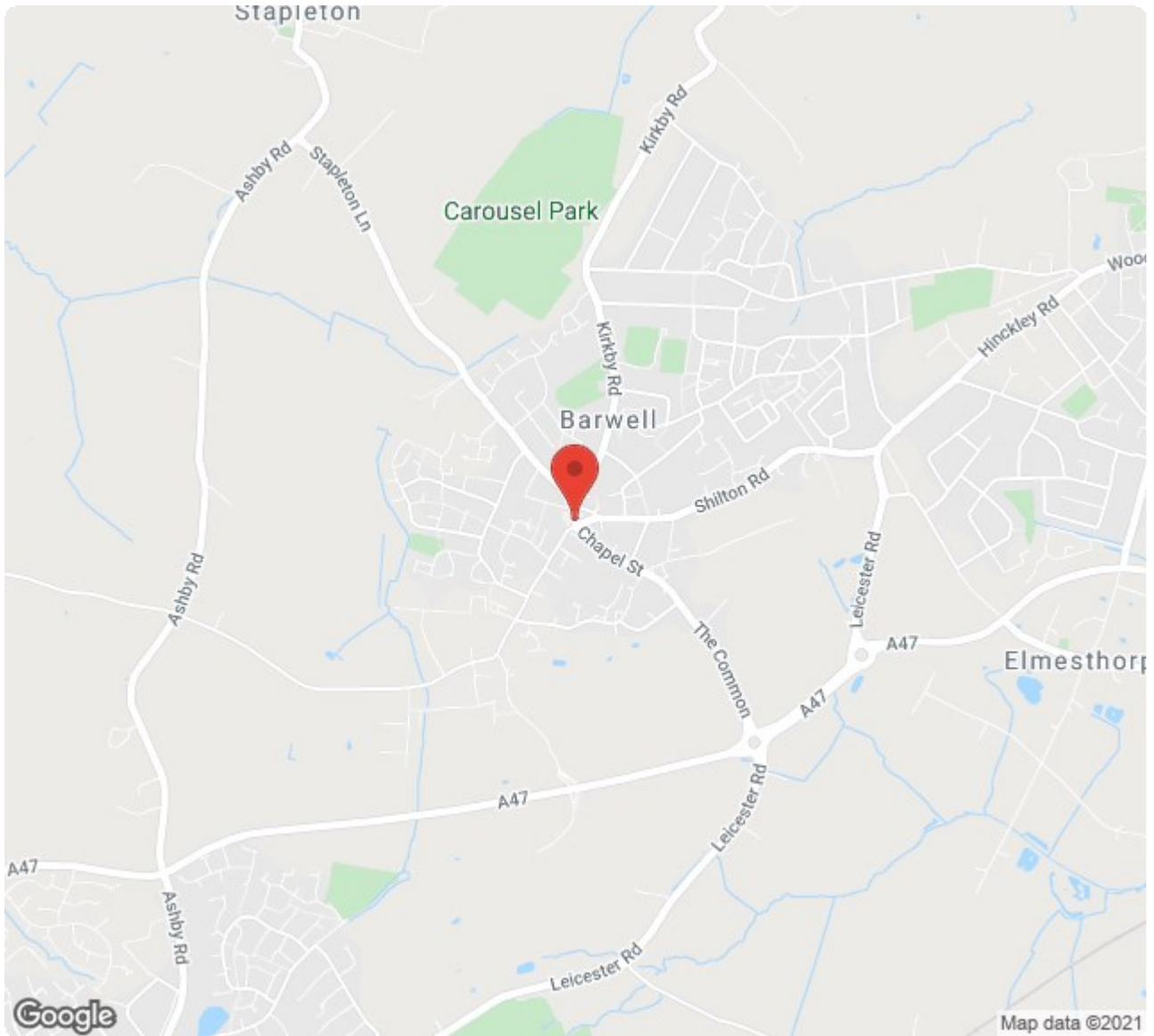
6'5" x 7'10" (1.97 x 2.41)

with white suite consisting panelled bath, mixer tap and shower attachment above. Vanity sink unit with double cupboard beneath. Low level WC. Contrasting tiled surrounds. Radiator.



## **OUTSIDE**

the property is in a secure gated development. There are well kept communal gardens. Car parking. Bin store.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</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 energy efficient - higher running costs		
<b>England &amp; Wales</b> <small>EU Directive 2002/91/EC</small>		
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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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