

Scrivins & Co

ESTATE AGENTS & LETTING AGENTS

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3 BOSWORTH HOUSE PRIORY WALK, HINCKLEY, LE10 1JT

OFFERS OVER £140,000

Attractive generously proportioned 2001 ground floor apartment overlooking lawned gardens to rear. Sought after development within walking distance of the town, the Crescent, schools, doctors, dentists, local parks, public houses and good access to major road links. Well presented with a range of good quality fixtures and fittings including white panelled interior doors, coving, security entry system, wired in smoke alarms, economy 7 heating and SUDG. Spacious accommodation offers entrance hall with storeroom, lounge dining room, with feature fireplace and fitted breakfast kitchen. Two good bedrooms (main with fitted wardrobes and en suite shower room) and bathroom. Well kept communal gardens. Gated parking space and bin store. Viewing recommended. Carpets, blinds and some light fittings included.



TENURE

Leasehold

- as at 2020 there are 80 years remaining on the 99 year lease. Service charge is payable half yearly - 1st March & 1st September £600 (per half year). 6 Monthly ground rent charge of £75.00. The charges cover the maintenance of the building, gardens & surroundings. Cleaning of the common areas & the insurance of the building.

ACCOMMODATION

Wood panelled and SUDG doors with outside lighting to

COMMUNAL ENTRANCE HALLWAY

with lighting on a timer. Individual mail boxes. Attractive white six panelled front door to number 3

ENTRANCE HALLWAY

with slimline storage heater. Keypad for burglar alarm system. Security entry phone. Wired in smoke alarm. Coving to ceiling. Door to walk in store room with fitted shelving, lighting and houses the consumer units. Attractive white six panelled interior doors to

THROUGH LOUNGE DINING ROOM TO REAR

11'5" x 16'7" (3.50 x 5.08)

with feature contemporary fireplace having ornamental wood surrounds, raised hearth and backing incorporating a living flame coal effect electric fire. Two slimline panel heaters. TV aerial point. Coving to ceiling. UPVC SUDG French doors to well kept communal gardens.



FITTED BREAKFAST KITCHEN TO REAR

13'1" x 7'1" (4.01 x 2.16)

with inset 1 and a half bowl single drainer resin sink unit in black, mixer taps above and cupboard beneath. Further matching range of floor mounted cupboard units and drawers. Contrasting roll edge working surfaces above with inset four ring ceramic hob unit. Single fan assisted oven with grill beneath. Integrated extractor hood above. Tiled splashbacks. Further matching wall mounted cupboard units. Integrated dishwasher and fridge freezer. Appliance recess points. Washing machine and tumble dryer included. Further matching breakfast bar. Slimline panel heater.



BEDROOM ONE TO REAR

8'11" x 12'9" (2.73 x 3.90)

with a range of fitted bedroom furniture in beech consisting one double and one single wardrobe unit. Slimline panel heater. Coving to ceiling. Door to



EN SUITE SHOWER ROOM

7'9" x 5'1" (2.38 x 1.57)

with white suite consisting shower cubicle with glazed shower door. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Slimline panel heater. Shaver point. Extractor fan. Door to the airing cupboard housing the cylinder fitted with two immersion heater on a timer for domestic hot water.



BEDROOM TWO TO REAR

8'2" x 8'11" (2.51 x 2.73)

with slimline panel heater. Coving to ceiling.



BATHROOM

6'11" x 12'4" (2.12 x 3.78)

L-shaped with white suite consisting panelled bath. Pedestal washing basin. Low level WC. Contrasting tiled surrounds. Extractor fan. Wall mounted chrome heated towel rail.



OUTSIDE

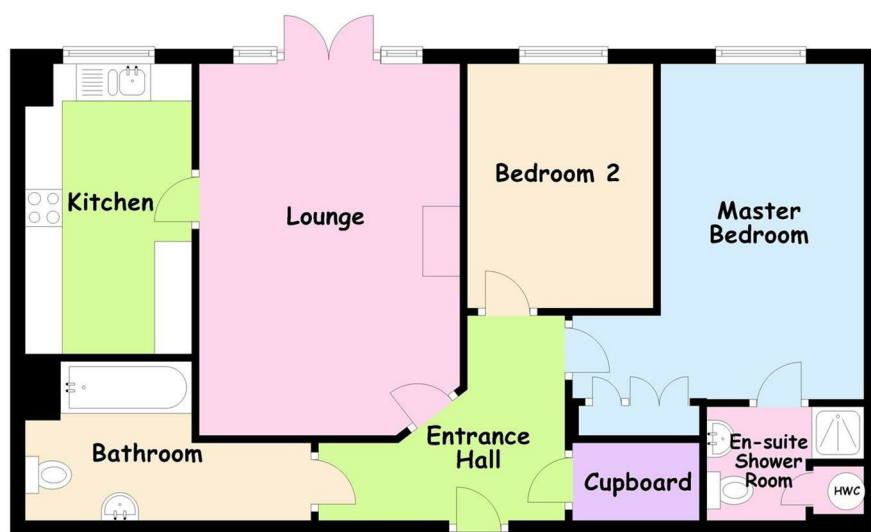
there is a gated car parking space and visitor spaces. Well kept communal gardens.





Ground Floor

Approx. 72.6 sq. metres (782.0 sq. feet)



Total area: approx. 72.6 sq. metres (782.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		