

Scrivins & Co Ltd 98 Castle Street, Hinckley, Leicestershire, LE10 1DD
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FLAT 12, RICHMOND HOUSE RICHMOND GATE, HINCKLEY, LE10 0AF

ASKING PRICE £130,000

NO CHAIN. Impressive 2007 Second floor apartment. Fashionable and highly convenient development within walking distance of the town centre. schools, Asda, Morrisons, parks and good access to major road links. Immaculately presented including a security entry system, economy 7 heating and double glazed windows. Spacious accommodation offers entrance hallway, lounge dining room kitchen. Two bedrooms (with en suite shower room to the main bedroom) and a bathroom. Communal gardens, allocated parking spaces, bin & bike stores. Viewing highly recommended.



TENURE

Leasehold- 999 year lease from March 2007.
£50 per month service charge

ACCOMMODATION

Wood panelled and double glazed door with security entry system to.



COMMUNAL HALLWAY

Wall mounted lighting on timer, tiled flooring and staircase leading to Number 12. Wood panelled front door with letter box and spy hole.

ENTRANCE HALLWAY

with security entry phone. Carpeted flooring, storage heater, overhead lighting. Two storage cupboards with lighting and consumer unit. Airing cupboard with domestic hot water cylinder.

LOUNGE DINING ROOM KITCHEN TO FRONT

21'9" x 13'6" (6.63 x 4.13)

Open plan. Two storage heaters, TV aerial point, carpeted flooring;. Double glazed window and double glazed French doors with Juliet balcony to front. Velux skyline double glazed window.



FITTED KITCHEN

with a range of fitted kitchen units consisting inset stainless steel sink unit with mixer tap with cupboard beneath. Further matching wall mounted maple cupboard units and three drawer unit. Contrasting black roll edged working surfaces above with inset four ring electric hob unit. Single oven with grill beneath. Integrated extractor above. Tiled splashbacks. Further matching wall mounted cupboard units. Plumbing for washing machine and space for fridge/freezer.



BEDROOM ONE TO REAR

12'0" x 9'11" (3.67 x 3.03)

with double glazed French doors with Juliet balcony. Carpeted flooring, storage heater and TV Ariel point.



EN SUITE SHOWER ROOM

with white suite consisting fully tiled shower cubicle with glazed shower door. Wash hand basin and low level WC. Heated towel rail, shaver point, extractor fan and carpeted flooring.

BEDROOM TWO TO REAR

9'3" x 11'4" (2.84 x 3.46)

With velux skyline double glazed window and a double glazed window to rear. Carpeted flooring, storage heater and telephone point.



BATHROOM

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

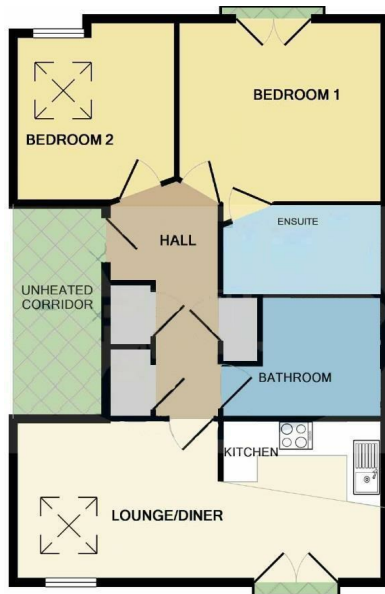
with white consisting suite consisting paneled bath. Wash hand basin and low level WC. Half tiled surrounds . Heated towel rail, extractor fan and carpeted flooring.



OUTSIDE:

There are communal gardens and allocated car parking spaces. Bin & bike stores.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D		52	
(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	



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