



Melton Road, Syston



£124,950



Key Features

- One Double Bedroom
- Ground Floor Flat
- Town Centre Location
- No Upward Chain
- Views of Central Park to Rear
- Need Independent Mortgage Advice?
Get in Touch Today!
- EPC rating C
- Leasehold





Offered to the market with no upward chain, this one double bed roomed ground floor flat occupies a town centre location within walking distance of an array of amenities that Syston has to offer, including two supermarkets, high street shops, restaurants and public houses, regular bus routes and railway station. The gas centrally heated accommodation offers an entrance hall, lounge diner, kitchen, double bedroom and wet room, with access to a lawned communal rear garden with views over the park. Representing an ideal opportunity for a first time buyer or someone looking to downsize, an immediate viewing comes highly recommended.

Accommodation

Front entrance door opens into the:

Entrance Hall

Presented with carpet flooring, the entrance hall gives access to the majority of the accommodation. With a central heating radiator, built in cupboard and a second larger than normal cupboard.

Lounge Diner 4.53m x 3.26m

With carpet flooring, central heating radiator, coving and a rear access door. A door leads to the:

Kitchen 3.21m x 1.80m

Fitted with a range of wall mounted and base units with complementary roll edge work surfaces over and tiled splashbacks. Features include an inset sink and drainer, space for appliances and a wall mounted Worcester Bosch boiler. With a central heating radiator and a rear access window.

Bedroom One 3.89m x 2.87m

A double room offering a window to the front elevation, with carpet flooring and a central heating radiator.

Wet Room 2.13m x 1.81m

Comprising a 'Mira' shower, wash hand basin with

storage beneath and wc, with part tiled walls and a central heating radiator.

Outside

To the front of the property there is shared off road parking and to the rear there are pleasant, well maintained communal gardens with a favourable view over the park.

Tenure & Council Tax

We understand the property to be leasehold with vacant possession upon completion. There are 125 years on the lease from 12 November 2001. Please note we await confirmation of the annual service charge and ground rent. Charnwood - Tax Band D. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

We are pleased to introduce Benjamin York, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. He has access to thousands of mortgages, including exclusive deals not available on the high street. His advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. He can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser, please contact our office.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Ground Floor



