



Old Station Road, Syston, LE7

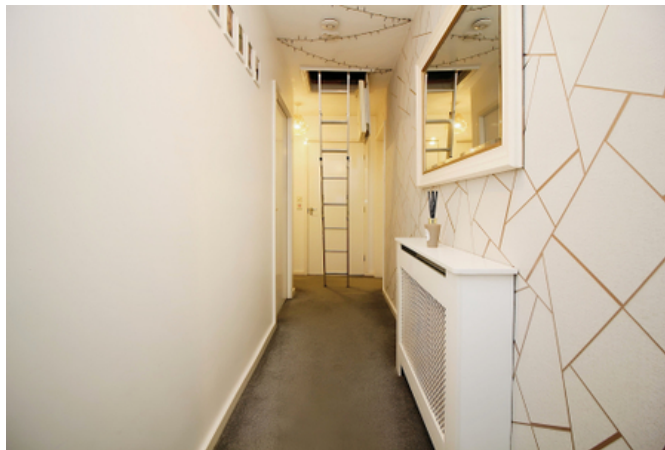


£149,950



Key Features

- Two Double Bedrooms
- Top Floor Apartment
- Open Plan Living Kitchen Diner
- Boarded Loft Space With Drop Down Ladder
- Allocated Parking Space
- Within Close Proximity to Syston Train Station
- EPC rating C
- Leasehold





MODERN TOP FLOOR APARTMENT! - Situated within short walking distance of Syston Train station, fall in love with this modern two bedroom third floor apartment ideal for first time buyers or someone looking to downsize from a larger family home. Benefiting from electric heating, double glazed windows and access to boarded loft space with a drop down ladder, the layout offers an entrance hall with built in cupboard, open plan living kitchen diner, two well proportioned bedrooms and a larger than normal bathroom. Outside there is an allocated parking space, further parking for visitors and maintained communal gardens. An internal viewing is essential.

Accommodation

The property is accessed via a communal entrance door with intercom system, leading through the communal entrance hall. A staircase rises to the front door.

Entrance Hall

Presented with carpet flooring, the entrance hallway gives access to all of the accommodation. Featuring a built in cupboard and access to boarded loft space with a drop down ladder.

Open Plan Living Kitchen Diner

The heart of the home, a particular selling feature of the apartment is the open plan living space consisting of a kitchen, comfortable sitting areas and space for formal dining. The kitchen is 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 with mixer tap, 'Hotpoint' oven with hob over and extraction hood above and space for two appliances. There is also two electric heaters, dual aspect glazing and a feature Juliette balcony.

Bedroom One

A double room offering two double glazed windows,

electric heater and carpet flooring.

Bedroom Two

A second double room presented with contemporary decor and feature half panelled walls. With carpet flooring, double glazed window and electric heater.

Bathroom

Larger than normal in size, the bathroom is fitted with a modern three piece suite comprising a bath with shower over and screen, wash hand basin with storage beneath and WC, with complementary tiled surrounds and a heated towel rail.

Outside

Set within a modern development, the apartment benefits from the use of an allocated parking space and maintained communal gardens. There is also additional parking for visitors on a first come first served basis.

Tenure & Council Tax

We understand the property to be leasehold with vacant possession upon completion. Lease Term: 107 Years Remaining (125 Years From 10 January 2007) We have been advised by the seller that the ground rent and service charge is £150 per month (to be checked via your conveyancer). Charnwood - Tax Band B. 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 the Mortgage Advice Bureau, who works with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their 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. They 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 as this information will be required before a sale can be agreed.

Agents Note

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Benjamin York at Chamelo to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a



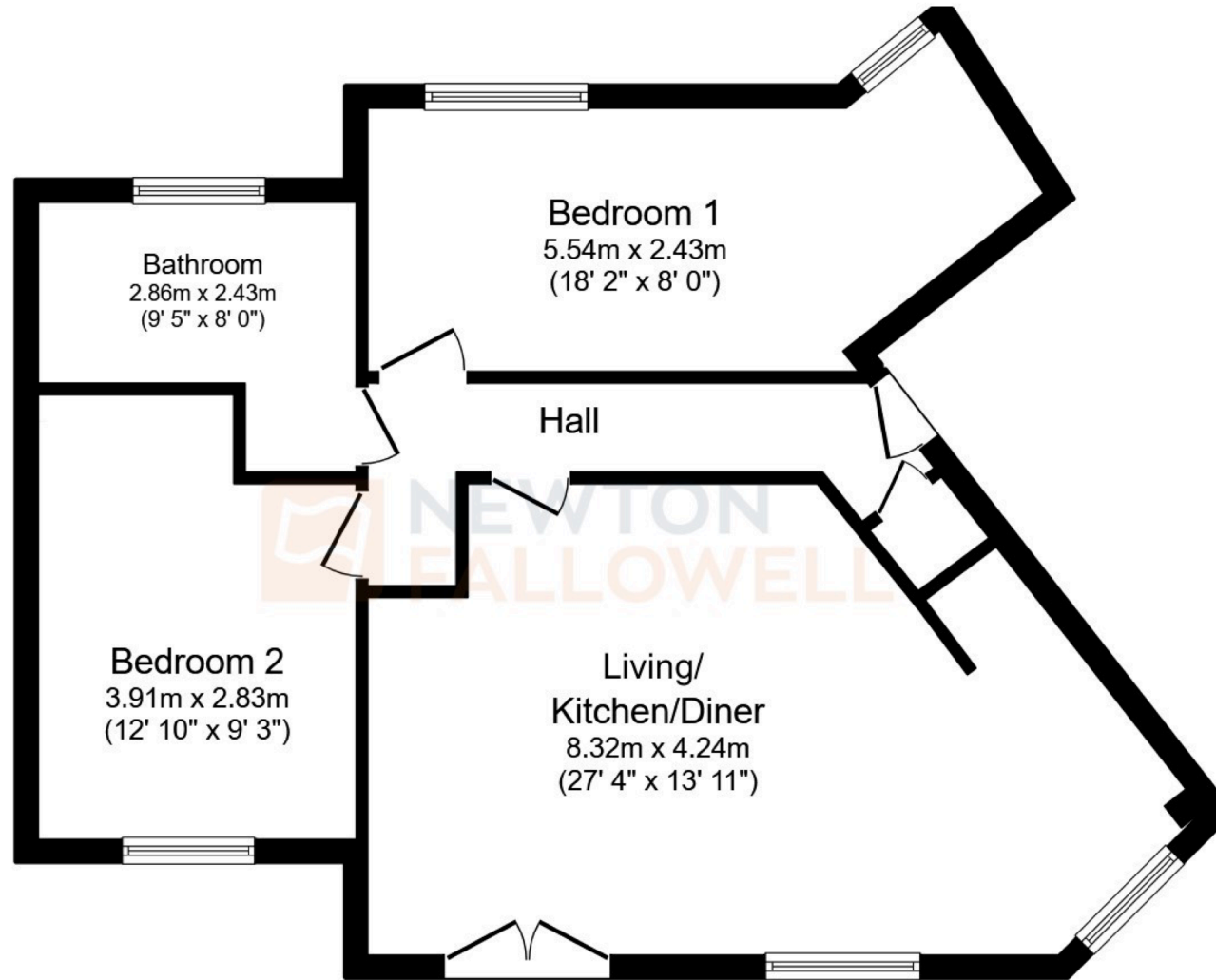
referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.







Floor Plan
Floor area 62.5 m² (672 sq.ft.)

TOTAL: 62.5 m² (672 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

