Sandford Road, Syston, LE7

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£130,000

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Key Features

- One Double Bedroom
- First Floor Apartment With Private Entrance
- Tasteful Victorian Conversion
- Central Syston Location
- Ideal First Purchase & Buy to Let Investment
- Lease Term: 198 Years From And Including 3 July 2000 And Exp. 2 July 2198
- EPC rating D
- Leasehold

A perfect first purchase or investment, this one bedroom first floor apartment has been formed by the tasteful conversion of a Victorian house and comes with the added benefit of it's own garden area at the rear and use of an outbuilding. Benefiting from gas central heating, the accommodation is accessed via its own private entrance door, having stairs which rise to the apartment which consists of a living room with a useful built in cupboard, modern kitchen, double bedroom with built in storage and a contemporary fitted bathroom. Ideally located for access to Syston Train Station and an array of amenities in Syston Town Centre, an immediate viewing comes highly recommend.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion.
Lease Term: 198 Years From And Including 3 July 2000 And Exp. 2 July 2198
Service Charge: £200 per annum (including buildings insurance)
Maintenance of the building is a shared responsibility to both apartments.
Charnwood - Tax Band A. 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

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks."

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

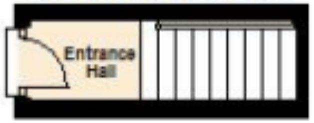
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you

are free to choose an alternative provider. We can refer you to MAB 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.

Ground Floor
Approx. 3.0 sq. metres (32.5 sq. feet)



First Floor
Approx. 50.3 sq. metres (541.0 sq. feet)

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