



Forge Court, Syston, LE7





**Offers over £130,000**



## Key Features

- Available With No Upward Chain
- One Bedroom First Floor Apartment
- Useful Storage Cupboard
- Resident Manager & Emergency Call System
- Within Walking Distance To Amenities
- Communal Parking & Gardens
- EPC rating TBC
- Leasehold





Situated on a modern retirement development, this one bedroom first floor flat offers a superb lifestyle choice for those looking to downsize and is available with no upward chain. Just a short walk from the shops and amenities in Syston centre, the complex offers a fantastic social environment with the benefits of parking, a secure entry system, 24 hour emergency call system, guest facilities and a resident scheme manager. The double glazed and electrically heated flat briefly comprises of an entrance hall with useful storage, larger than usual lounge diner, kitchen, double bedroom with built in wardrobes and a shower room. It is a condition of purchase that residents are to be 60 years and over, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. An internal inspection is essential to truly appreciate the accommodation on offer.

### Location

Syston is situated approximately 5 miles north of Leicester City Centre and around 10 miles from Loughborough. The area offers excellent convenience, with easy access to local shops, supermarkets, Syston Train Station, Thurmaston Retail Park, and the wider motorway network. Well-regarded local schools include Merton Primary School and Wreake Valley Academy.

### Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion.  
 Lease Term: 125 Years From 1 April 2003  
 The last service charge paid in September 2025 was £1,885 which equates to £3,770 pa payable every six months at £1,885 in March & September.  
 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.

### 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.



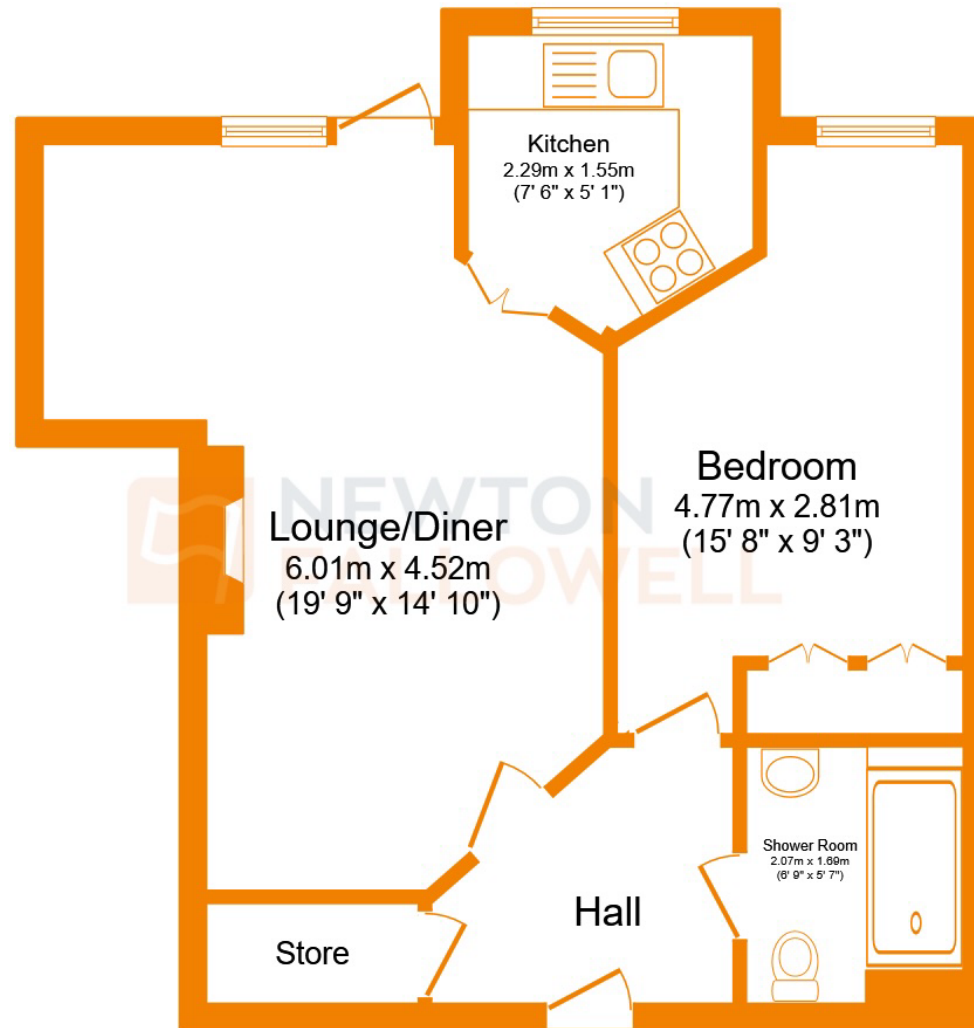












Ground Floor

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](http://www.Propertybox.io)



