



41 Forge Court
Syston, LE7 2DX
£155,000



Aston & Co are delighted to offer to the market this well presented, spacious 2nd floor apartment located within walking distance of the local amenities. The accommodation briefly consists of, entrance hall, a refitted shower room, kitchen, lounge-diner, store, two double bedrooms with an ensuite wc to the master bedroom. The property also benefits from upvc double glazing, communal gardens, and parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented 2nd Floor Apartment
- Lift To All Floors
- Over 60 Retirement Complex
- Spacious Lounge-Diner
- Two Double Bedrooms
- Master With Ensuite WC
- Walking Distance of Local Amenities
- EPC Rating C / Council Tax Band B / Leasehold
- Communal Gardens & Parking
- Residents Lounge, Laundry, House Manager & Visitors Suite



Location

Syston is located around 5 miles north of Leicester City Centre and approximately 10 miles from Loughborough. The location is convenient for local shops, supermarkets, Syston Train Station, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy

Draft Details Awaiting Vendor Approval

Entrance Hall

With storage cupboard, loft hatch and provides access to the following.

Lounge-Diner

17'4" x 14'7" (5.30 x 4.45)

(maximum measurements) With dual aspect windows, coved ceiling and fire with feature surround.

Kitchen

5'8" x 8'10" (1.73 x 2.7)

Fitted with a range of floor and wall mounted units with roll top worksurfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit and an intergrated fridge.

Shower Room

5'6" x 7'5" (1.68 x 2.27)

Fitted with a three piece suite comprising low level wc, vanity unit with basin and walk in shower.

Bedroom One

14'5" x 12'8" (4.40 x 3.88)

With fitted wardrobes and door leading into the en-suite.

En-suite WC

5'11" x 4'1" (1.81 x 1.25)

Fitted with a two piece suite comprising low level wc and pedestal basin.

Bedroom Two

8'10" x 12'8" (2.70 x 3.88)

Store

6'6" x 10'2" (2.00 x 3.11)

Note To Buyers

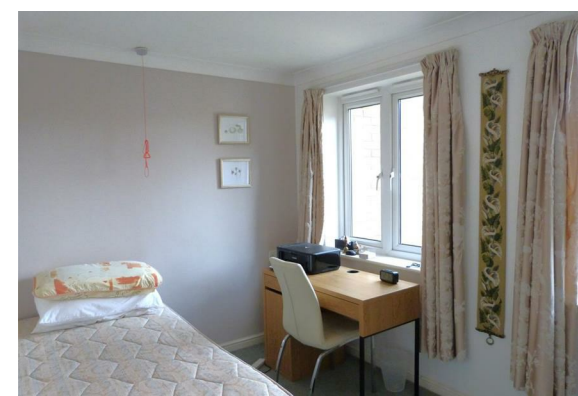
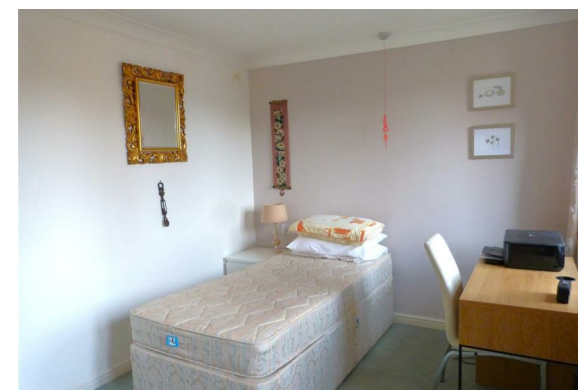
The property is lease hold and benefits from a 125 year lease staring from 2003.

The Property is subject to a ground rent of £450 pa.

The property is subject to a service charge of approximately £5000 pa

The apartment will be subject to 1% Transfer fee on the resale.

There is an age restriction of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55.



Floor Plan



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

