



5 Forge Court

Syston, Leicester, LE7 2DX

£135,000



GROUND FLOOR !!! New to the market and being sold with no upwards chain is this immaculately presented, one bedroom ground floor apartment set in the ever popular retirement complex of Forge Court. Conveniently located just a short walk from the centre of Syston and the amenities the town has to offer this flat is ideal for those in need of single storey living. Inside, the property briefly comprises; entrance hall, storage, lounge-diner, kitchen, bedroom and a walk in shower room. The property also benefits from electric heating, uPVC double glazing and a uPVC double glazed door leading out onto the front garden. Forge Court offers a communal laundry room, guest suite, social activities and communal parking.

- Immaculately Presented
- One Bedroom Ground Floor Apartment
- Over 60's Complex
- Spacious Lounge-Diner
- House Manager & 24 Hour Emergency System
- Communal Gardens & Parking
- EPC Rating C / Council Tax Band A / Leasehold



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

The Property

The property is entered via a composite door leading into.

Entrance Hall

With storage cupboard and provides access to the following.

Lounge Diner

17'5" x 10'11" (5.31 x 3.35)

(maximum measurements) Spacious room with coved ceiling, electric fire with feature surround and uPVC double glazed door to the front aspect.

Kitchen

8'11" x 5'8" (2.73 x 1.75)

Fitted with a range of floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from an electric hob with extractor fan, sink and drainer unit, oven and uPVC double glazed window to the side aspect.

Bedroom One

17'4" x 10'7" (5.30 x 3.25)

(maximum measurements into wardrobe) Spacious bedroom with fitted wardrobe and uPVC double glazed window to the front aspect.

Shower Room

6'9" x 5'6" (2.07 x 1.68)

Fitted with a three piece suite comprising walk in shower, vanity unit with basin and low level wc. The tiled shower room also benefits from a heated towel rail and extractor fan.

Note To Buyers

The property is leasehold and benefits from a 125 year lease starting from 2003.

The property is subject to a ground rent of £365 pa.

The property is subject to a service charge of approximately £3,400.00 pa. The service charge covers - emergency pullcord system, water rates, buildings insurance, window cleaning, outside maintenance & maintaining the communal areas.

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.

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



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.

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Area Map



Energy Efficiency Graph

