



18 Forge Court

Syston, Leicester, LE7 2DX

£155,000



Aston & Co are delighted to offer to the market this well presented, two bedroom ground floor apartment set within this popular retirement complex in the centre of Syston. The accommodation briefly consists of, entrance hall, a spacious lounge-diner, kitchen, two generous bedrooms and a bathroom. The property also benefits from upvc double glazing, communal gardens and residents parking. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Ground Floor Apartment
- Over 60 Retirement Complex
- Spacious Lounge-Diner
- Two Double Bedrooms
- Walking Distance of Local Amenities
- Communal Gardens & Parking
- Residents Lounge, Laundry, House Manager & Visitors Suite
- EPC Rating C / Council Tax Band B / 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

Entrance Hall

With storage cupboard and provides access to the following.

Lounge Diner

15'3" x 17'7" (4.67 x 5.36)

(maximum measurements) With covered ceiling, electric fire, feature surround and door leading to a communal garden.

Kitchen

5'10" x 9'1" (1.80 x 2.79)

Fitted with a range of floor and wall mounted units with roll top work surfaces and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, washing machine and dishwasher.

Bedroom One

12'8" x 9'1" (3.87 x 2.77)

With fitted wardrobes.

Bedroom Two

12'9" x 8'10" (3.89 x 2.70)

Bathroom

12'9" x 8'10" (3.89 x 2.70)

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

Note To Buyers

The property is lease hold and benefits from a 125 year lease starting 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 service charge covers - emergency pullcord system, water rates, buildings insurance, window cleaning, outside maintenance & maintaining the communal areas.

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

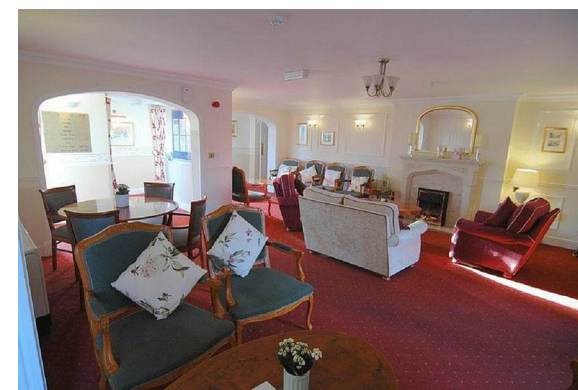
There is an age restriction of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55.

Services

The property has mains water and electric there is no gas on site.

Internet Superfast and Ultra, see ofcom checker for more details.

Mobile, EE, Three, 02 & Vodafone, see ofcom checker for more details.



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.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: syston@astonandco.co.uk <https://astonandco.co.uk/>

Area Map



Energy Efficiency Graph

