



16 Dudley Whenham Close

Syston, Leicester, LE7 1GL

£190,000





New to the market and being sold with no upwards chain is this well presented, two bedroom first floor apartment set within a gated community just a short walk from the town centre. The accommodation briefly comprises; entrance hall, full width living, kitchen dining area with balcony, master bedroom with ensuite, a second bedroom and shower room. The property also benefits from double glazing, allocated parking, gas central heating and the use of communal gardens.

- Two Bedroom
- First Floor Apartment
- En-suite Bathroom & Shower Room
- Full Width Living, Kitchen-Diner
- Balcony Area
- Off Road Parking
- Double Glazing & Gas Central Heating
- EPC Rating C / Council Tax Band C / 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 hardwood door leading into.

## Entrance Hall

With radiator with intercom system and provides access to the following.

## Living, Kitchen-Diner

26'11" x 14'7" (8.21 x 4.45 )

(maximum measurements) Full width hub of the property.

The living area benefits from an electric fire with surround, spotlights and access onto the balcony which in turn overlooks communal gardens.

The kitchen is fitted with floor and wall mounted units, roll top work surface and tiled splashbacks. The kitchen also benefits from an electric hob, oven and extractor, sink and drainer unit, fridge freezer, plumbing for a washing machine and spotlights.

The dining area houses the dining table and has a large double glazed window to the rear aspect.

## Bedroom One

11'9" x 12'0" (3.60 x 3.68 )

(into robes) Double bedroom with fitted robes, double glazed window to the front aspect and benefits from an en-suite bathroom.

## En-Suite Bathroom

9'9" x 6'6" (2.98 x 2)

(maximum measurements) Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The tiled en-suite also benefits from a heated towel rail, extractor fan and spotlights.

## Bedroom Two

8'2" x 11'6" (2.50 x 3.51 )

With double glazed window to the front aspect and fitted robes.

## Shower Room

8'7" x 4'7" (2.62 x 1.42 )

Tiled three piece suite comprising walk in shower, pedestal basin and wc. Th shower room also benefits from a heated towel rail, extractor fan and spotlights.

## Note To Buyers

The property benefits from a 999 year lease starting from 2005 and is subject to a service charge of approximately £1403.46 per annum. Buildings insurance is payable via the management company at a rate of £477.87 per annum currently.

## Services

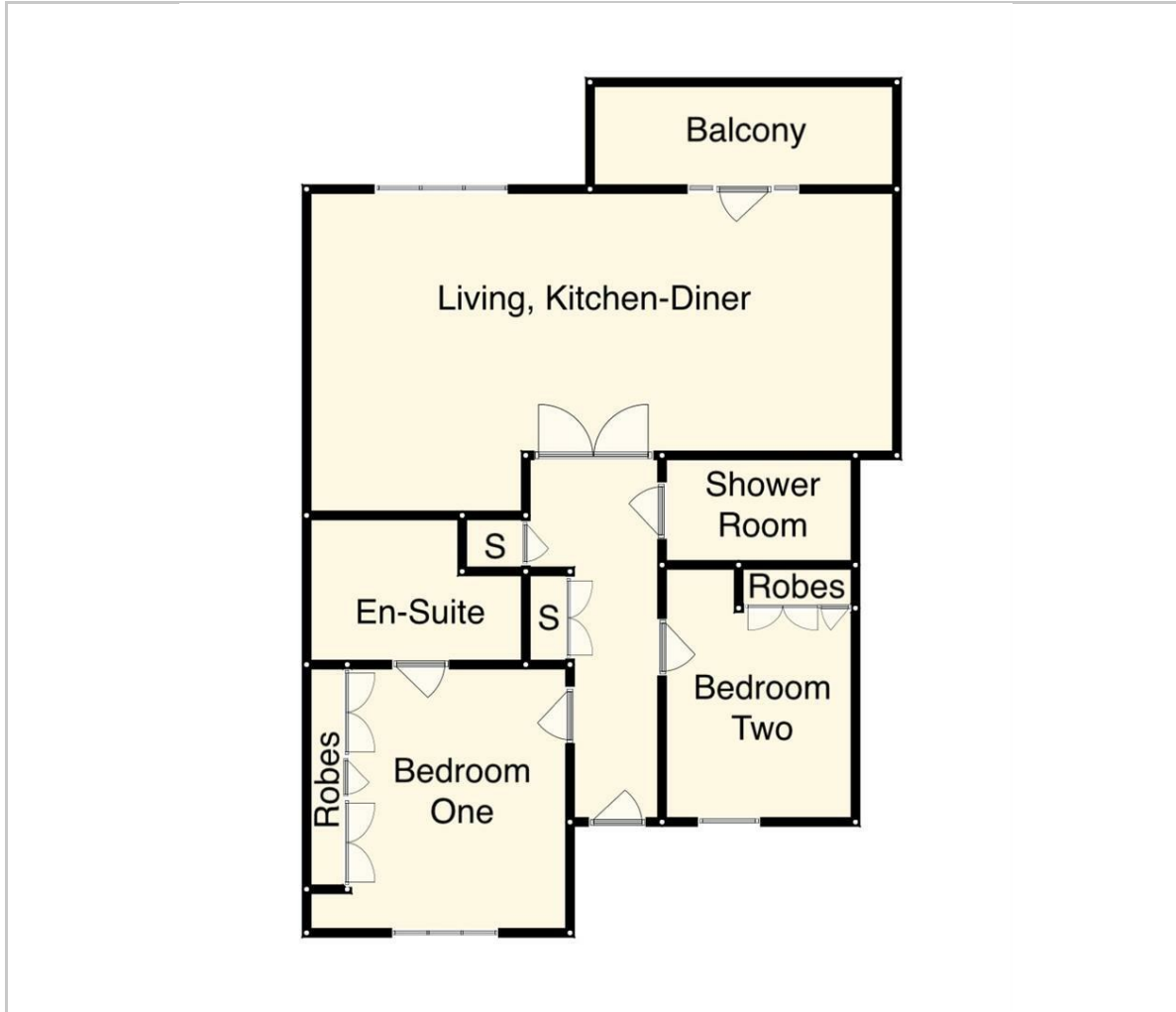
The property has mains gas, water and electric.

Internet - Superfast see Ofcom checker for more details.

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



## Floor Plan



## Viewing

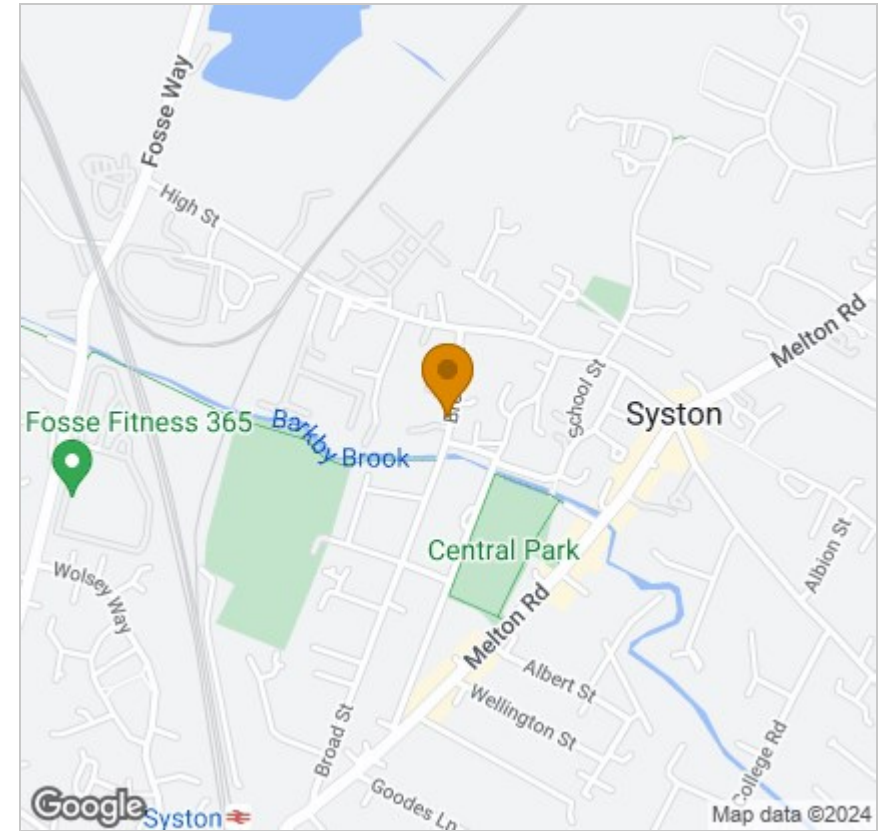
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

