

# Aston & Co

ESTATE & LETTING AGENTS



Roman Place Oliver Close Syston

, LE7 2NR

£160,000



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Set in a quiet, secure, gated community in the ever popular town of Syston - Aston & Co are delighted to offer to the market this well presented, two double bedroom ground floor apartment being sold with no upwards chain! The accommodation briefly comprises; large entrance hall, spacious living, kitchen, master bedroom with en-suite, second double bedroom and a fitted bathroom. The property also benefits from allocated off road parking, uPVC double glazing and electric heating. Internal inspection is highly recommended.

- Private Gated Community
- Ground Floor Apartment
- Two Double Bedrooms
- Bathroom & En-Suite
- Fitted Kitchen with Integral Fridge & Dishwasher
- No Upwards Chain
- Close to Syston Town Centre
- EPC Rating C





## 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 Await Vendors Approval

## The Property

The property is entered via a hardwood door leading into.

## Entrance Hall

With utility cupboard that houses the washing machine and provides access to the following.

## Bedroom One

15'11" x 8'8" (4.86 x 2.66)

(maximum measurements) Double bedroom with en-suite and uPVC double glazed window.

## En-Suite

3'10" x 7'11" (1.18 x 2.43)

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc. The en-suite also benefits from a heated towel rail, extractor fan, obscure uPVC double glazed window and spotlights.

## Bedroom Two

12'4" x 8'1" (3.76 x 2.48)

Another spacious bedroom with uPVC double glazed window.

## Bathroom

6'7" x 5'10" (2.02 x 1.80 )

Fitted with a three piece suite comprising bath with shower over, pedestal basin and wc, The shower room also benefits from a heated towel rail, obscure uPVC double glazed window, extractor fan and spotlights

## Living, Kitchen

19'9" x 12'9" (6.04 x 3.90)

(maximum measurements) The lounge area offers ample space along with a large uPVC double glazed bay window.

The kitchen benefits from floor and wall mounted units, roll top work surface and tiled splashbacks. Fitted also is an electric hob, oven and extractor fan, fridge and dishwasher.

## Note To Buyers

The property benefits from 982 years remaining on the lease and is subject to a service charge and ground rent of approximately £136.96 pcm combined.

## Services

The property has mains 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

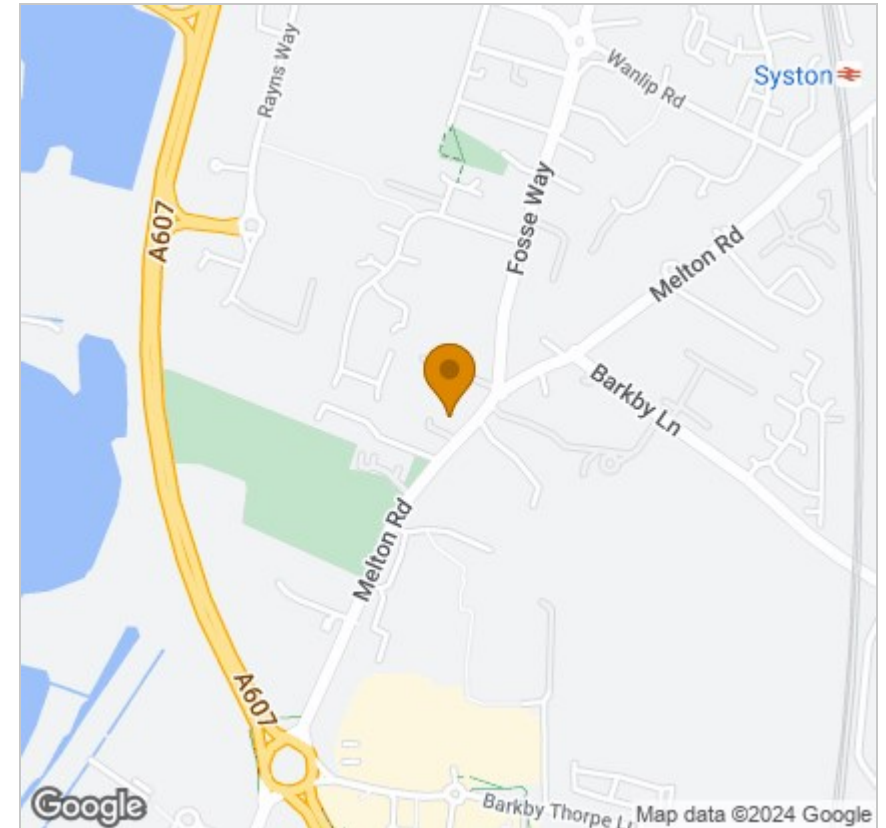
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

