



28 Forge Court

Syston, Leicester, LE7 2DX

£130,000



SET WITHIN WALKING DISTANCE OF THE CENTRE, LARGER THAN AVERAGE BEDROOM & LIVING SPACE & NO UPWARD CHAIN! This immaculately presented, one bedroom first floor apartment is a must view for potential buyers. The accommodation briefly comprises; entrance hall, lounge-diner, kitchen, spacious bedroom and a shower room. The property also benefits from electric heating, uPVC double glazing, laundry room, lift, guest suite, house manager, communal parking & gardens. Viewing is strictly by appointment only.

- Immaculately Presented First Floor Apartment
- Popular Retirement Community, Walking Distance of Town Centre
- Larger Than Average Apartment
- Lounge-Diner, Kitchen, Spacious Bedroom & Shower Room
- Communal Gardens & Parking
- Residents Lounge, Laundry, House Manager & Visitors Suite
- Viewing Essential
- EPC Rating C, Leasehold, Council Tax Band A



## The Property

The property is entered via a hardwood door leading into.

## Hallway

17'2" x 5'5" (5.25 x 1.66)

(maximum measurements) With storage cupboard and provides access to the following.

## Lounge-Diner

17'5" x 14'2" (5.31 x 4.33)

(maximum measurements) With covered ceiling, electric fire and feature surround and double doors which in turn leads into the kitchen.

## Kitchen

7'7" x 8'8" (2.33 x 2.65)

Fitted with a range of floor and wall mounted units with roll top work surface and tiled splash backs. The kitchen also benefits from a fitted oven, hob and extractor, sink and drainer unit and appliance space.

## Bedroom

(15'3" x 17'5") ((4.67 x 5.33) )

(maximum measurements) With coved ceiling and built in wardrobe.

## Shower Room

7'0" x 7'3" (2.14 x 2.23)

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

## Outside

The property benefits from communal gardens and parking.

## 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 £3,275.00 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.

## Services

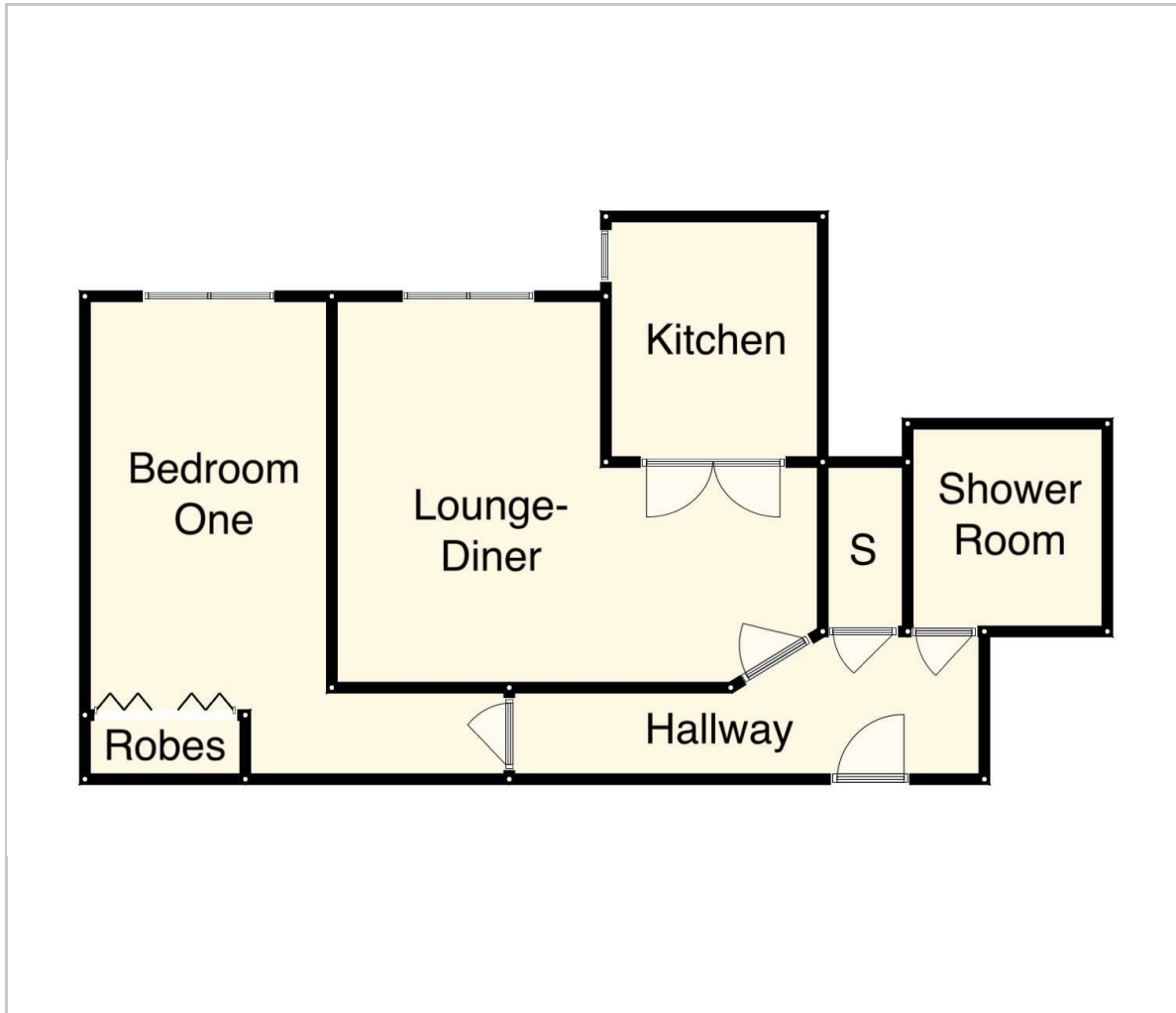
The property has mains water and electric there is no gas on site.

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.

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## Area Map



## Energy Efficiency Graph

