



37 Forge Court  
Syston, Leicester, LE7 2DX  
£120,000



NO UPWARD CHAIN! Immaculately presented, one bedroom first floor apartment set in this popular retirement complex conveniently located in the centre of Syston and just a short walk from the amenities. The accommodation briefly comprises; entrance hall, a generous lounge-diner, kitchen, spacious bedroom with fitted wardrobe and a bathroom. The property also benefits from electric heating and upvc double glazing. Forge Court offers a resident's lounge, communal laundry room, guest suite, social activities, and communal parking. Viewing is strictly by appointment only.

- Well Presented First Floor Apartment
- Over 60's Retirement Complex Set In The Centre Of Syston
- House Manager & 24-Hour Emergency System
- Lift, Laundry & Residents Lounge
- Double Bedroom & Spacious Lounge-Diner
- Parking & Communal Gardens
- EPC Rating B
- Leasehold, Council Tax Band A



## 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

s.32'9" x 5'4" (s.10 x 1.63)

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

## Bathroom

5'6" x 6'10" (1.68 x 2.09)

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

## Lounge Diner

17'5" x 10'11" (5.32 x 3.35)

With window to the front, electric heater and door leading to the kitchen.

## Kitchen

5'7" x 8'11" (1.71 x 2.74 )

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

## Bedroom

17'7" x 10'5" (5.36 x 3.20)

(maximum measurements) With window to the front, Juliet balcony and built in wardrobe.

## Outside

The property benefits from the use of a communal car park and gardens.

## Note To Buyers

The property benefits from the use of a communal car park and gardens.

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 £3,295.00 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

