



20 Dudley Whenham Close  
Syston, LE7 1GL  
**£200,000**





Aston & Co are delighted to offer to the market this immaculately presented, two bedroom ground floor apartment set within a gated community just a short walk from the centre and station. The accommodation briefly comprises; entrance hall, an open plan contemporary living space with kitchen, lounge and dining areas, master bedroom with ensuite bathroom, a second double bedroom and shower room. The property also benefits from double glazing, allocated parking, gas central heating, two patio areas and the use of the communal gardens. Internal viewing is highly recommended and strictly by appointment only.

- Immaculately Presented Ground Floor Contemporary Apartment
- Gated Community Within Walking Distance Of Centre & Station
- Two Double Bedrooms
- Master With En-suite
- Spacious Living Area
- Allocated Parking
- Viewing Essential
- 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.

**Draft Details Awaiting Vendor Approval**

**Entrance Hall**

16'6" x 3'10" (5.05 x 1.17)

With tiled floor, radiator with decorative cover, recessed LED spotlights and provides access to the following.

**Lounge & Dining Area**

20'0" x 11'9" (6.11 x 3.60)

With engineered oak flooring, radiator with decorative cover, double glazed door with side panels leading onto a patio, further double glazed window to the side, recessed LED spotlights and built in storage cupboard with shelves.

**Kitchen**

13'0" x 8'9" (3.98 x 2.69)

(Maximum Measurements) Fitted with a range of contemporary floor and wall mounted units with quartz work surfaces, inset ceramic sink and drainer with mixer tap, integrated electric oven and grill, four ring electric hob with tiled splashbacks and extractor hood over, space and plumbing for washing machine and dishwasher, integrated fridge/freezer, wall mounted vertical radiator, recessed LED spotlights, built in pantry and Karndean flooring.

**Bedroom One**

12'10" x 12'2" (3.92 x 3.72)

(Maximum Measurements) With two double glazed windows to the rear and a fully glazed door leading out to the patio area, radiator with decorative cover and doors leading to the en-suite.

**En-suite**

6'5" x 8'6" (1.97 x 2.61)

(Maximum Measurements) Having a Karndean flooring and fully tiled walls, fitted with a panelled bath with shower over, low flush WC, wash hand basin with storage under, obscure UPVC double glazed window to the rear , heated towel rail, recessed LED spotlights and extractor.

**Bedroom Two**

8'8" x 11'3" (2.66 x 3.43)

(Maximum Measurements) With window to the front.

**Shower Room**

8'6" x 4'10" (2.60 x 1.48)

(Maximum Measurements) Fully tiled walls with Karndean flooring, fitted with a walk in shower with twin shower heads, low flush WC and wash hand basin set into a vanity unit, heated towel ail, recessed LED spotlights and an extractor.

**Note To Buyers**

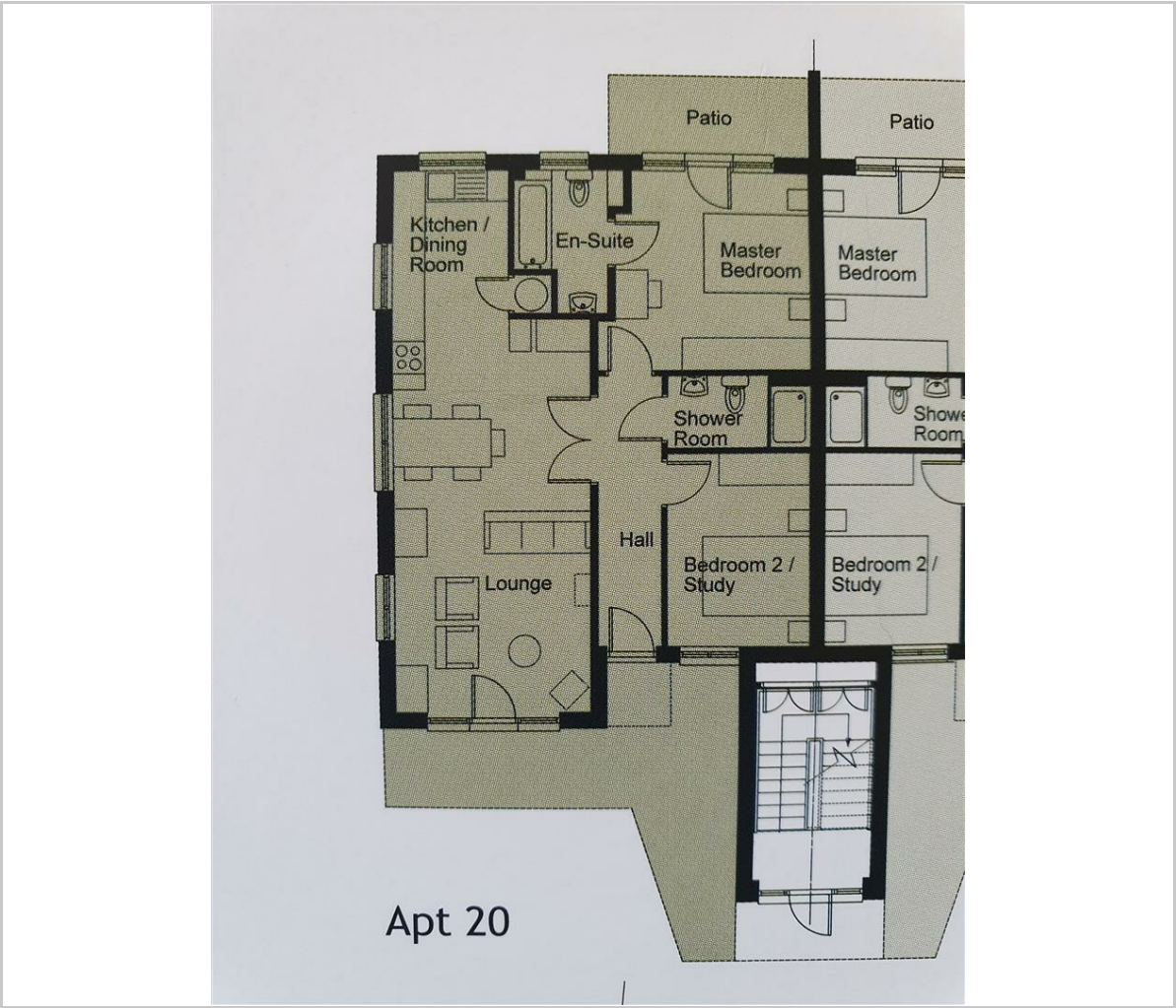
The property benefits from a 999 year lease starting from 2005, and is subject to a service charge of approximately £1498. per annum, buildings insurance is payable via the management company at a rate of £500.00 per annum currently.

**Services**

The property benefits from mains gas, water, electric and drainage.  
Internet-standard & superfast- se ofcom checker for more details  
Mobile-please see ofcom checker for more details.



Floor Plan



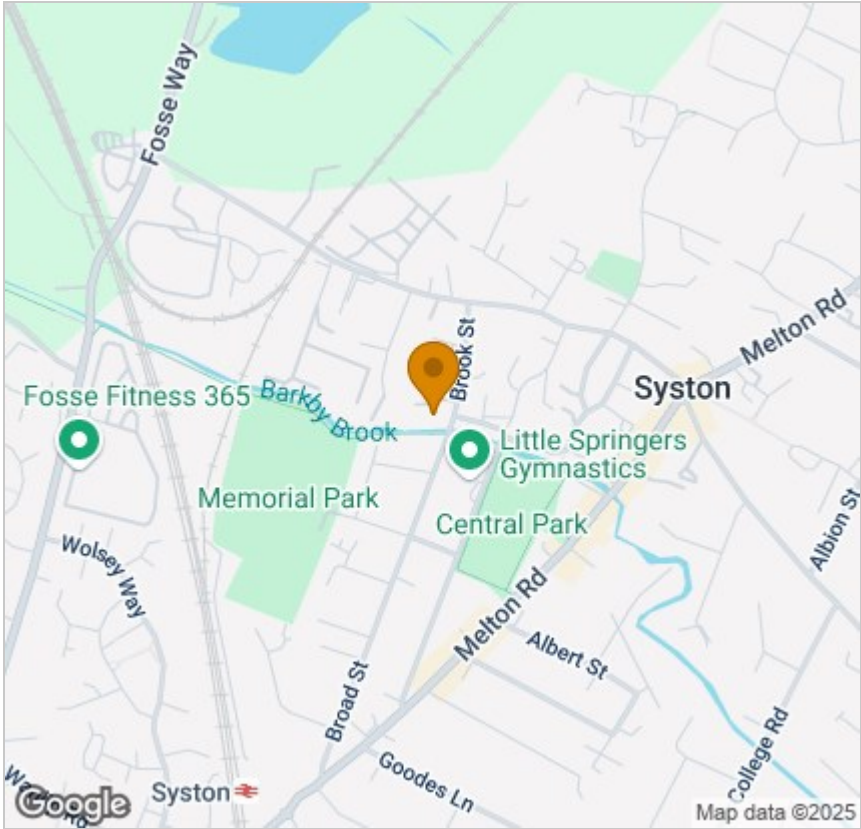
Viewing

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 firms 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

