



8 Dudley Whenham Close
Syston, LE7 1GL

£195,000



GROUND FLOOR APARTMENT, WALKING DISTANCE OF THE CENTRE & STATION, NO CHAIN!!!!

Aston & Co are delighted to offer to the market this well 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 en-suite bathroom, a second double bedroom and shower room. The property also benefits from double glazing, allocated parking, gas central heating, patio area and the use of the communal gardens. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented Ground Floor Apartment
- Gated Community Within Walking Distance Of The Centre & Station
- Spacious Open Plan Living-Kitchen-Diner
- Two Double Bedrooms
- Master With En-suite
- Allocated Parking
- Viewing Essential
- EPC Rating C, Freehold, Council Tax Band 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.

The Property

The property is entered via a double glazed hardwood door leading into.

Entrance Hall

16'4" x 6'2" (5.00 x 1.90)

With oak flooring, storage cupboard and provides access to the following.

Living-Kitchen-Diner

(maximum measurements) Bright and spacious, perfect for those that like to entertain. The kitchen is 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, Integrated fridge-freezer and washing machine, plumbing for a dishwasher, sink and drainer unit, recessed spotlighting and tiled flooring. The living-diner boasts oak flooring recessed spotlighting and door leading to the patio area.

Bedroom One

11'9" x 11'11" (3.60 x 3.65)

With window to the front, fitted wardrobes and door leading to the en-suite.

En-suite

5'6" x 9'9" (1.70 x 2.98)

Fitted with a three piece suite comprising low level wc, pedestal basin and bath with shower over.

Bedroom Two

7'9" x 11'5" (2.38 x 3.48)

With window to the front and fitted wardrobe.

Shower Room

8'6" x 4'8" (2.60 x 1.43)

Fitted with a three piece suite comprising, low level wc, pedestal basin and walk in shower.

Services

The property has an allocated parking space.

The property benefits from mains, gas, water, electric and drainage.

Internet Speed- standard & superfast. see ofcom checker for more details

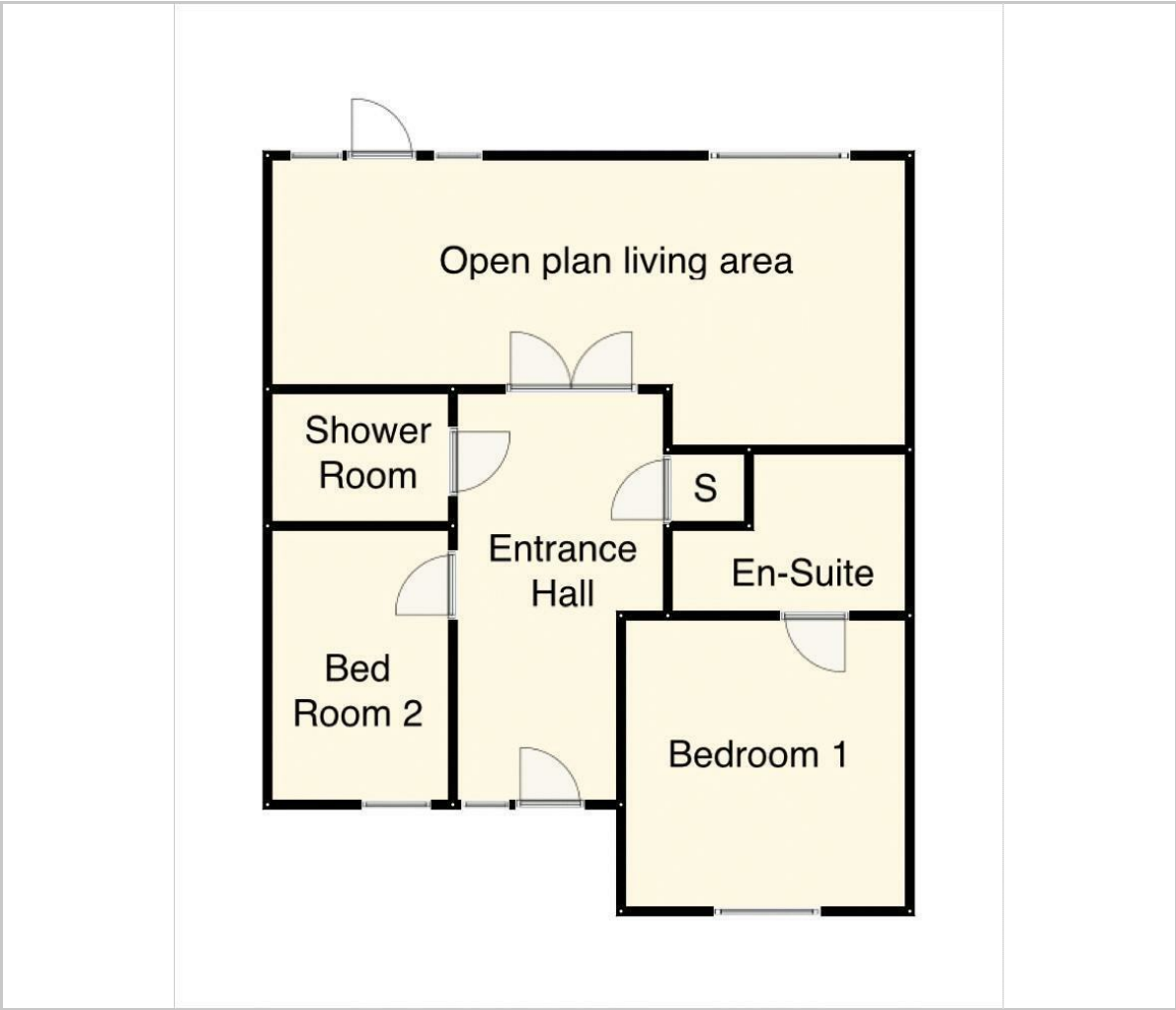
Mobile- please see ofcom checker for more details

Lease Details & Charges

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.



Floor Plan



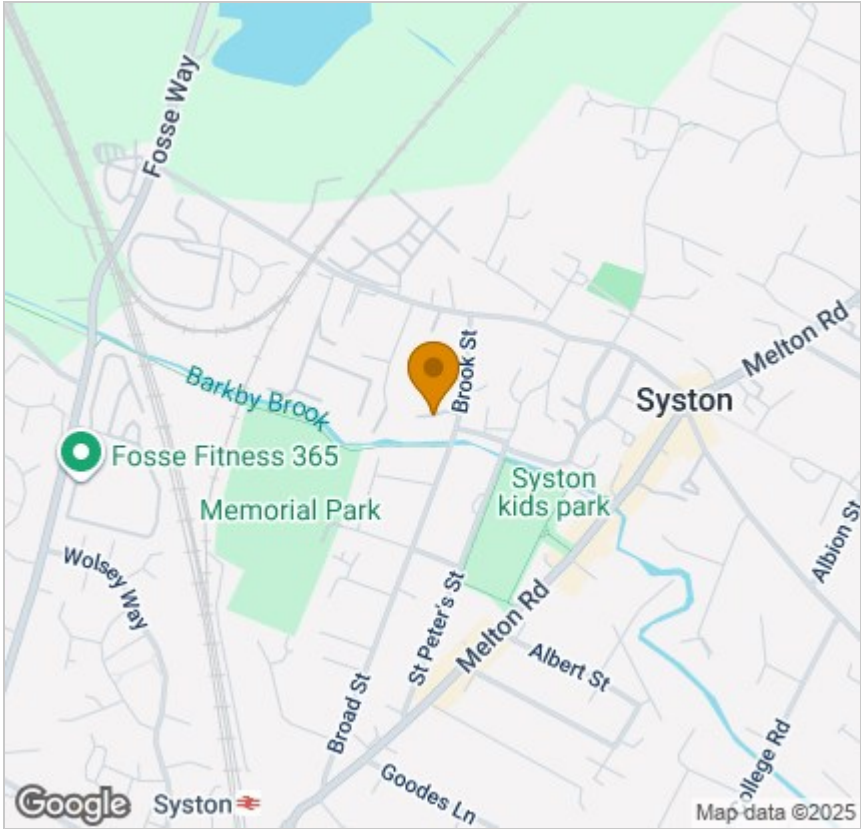
Viewing

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

