



Linacre Crescent, Syston, LE7



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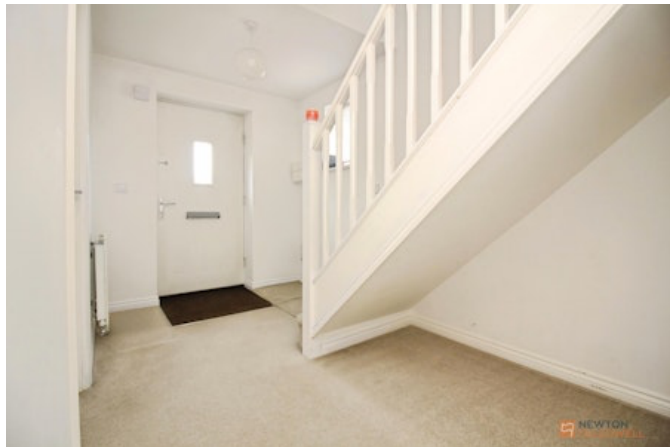
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Shared ownership £145,000



Key Features

- Three bedroom end town house
- 50% SHARED OWNERSHIP!
- Two allocated parking spaces
- Perfect for families or first time buyers
- Built by reputable builder Taylor Wimpey
- Popular 'Liberty Gardens' development
- EPC rating B
- Leasehold





50% SHARED OWNERSHIP! - Enjoying a desirable position on the outskirts of the Taylor-Wimpey Liberty Gardens development in Syston, this three bedroom end town house represents a rare and exciting opportunity for first time buyers to acquire a modern property in a popular location. The gas centrally heated and double glazed layout comprises an entrance hall, WC, breakfast kitchen, lounge/diner, a first floor landing which gives access to the bedrooms and bathroom. The plot also offers two allocated parking spaces to the side with a mainly laid to lawn garden. An early viewing is strongly recommended.

Welcome to your new home

Upon entry to the home you step into the carpeted entrance hallway, featuring a staircase rising to the first floor, useful storage cupboard and access to all of the downstairs layout including a guest WC.

The breakfast kitchen is fitted with a modern range of wall and base units with complementary roll edge surfaces over, sink and drainer, built in oven, four ring hob with hood and space for appliances.

The full width reception room is presented with carpet flooring and is flooded with an abundance of natural light provided by dual aspect glazing, with a door to the rear aspect.

Moving upstairs

Ascend to the first floor, a carpeted landing gives access to three neutrally decorated bedrooms, two of which are comfortable doubles. The bathroom is fitted with a modern three piece suite comprising a bath with shower and screen, wash basin and WC.

Outside

The property is found at the end of a row of modern town houses. To the side of the property is two allocated parking spaces. Gated access leads to a lawned rear garden with

fencing to boundaries and a patio area adjacent ideal for outdoor sitting.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion.

Lease Term: 125 years from and including 1 August 2016
50% Share Available

Rent: £385.33 per calendar month (including service charge)
To be checked via your conveyancer!

Charnwood - Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

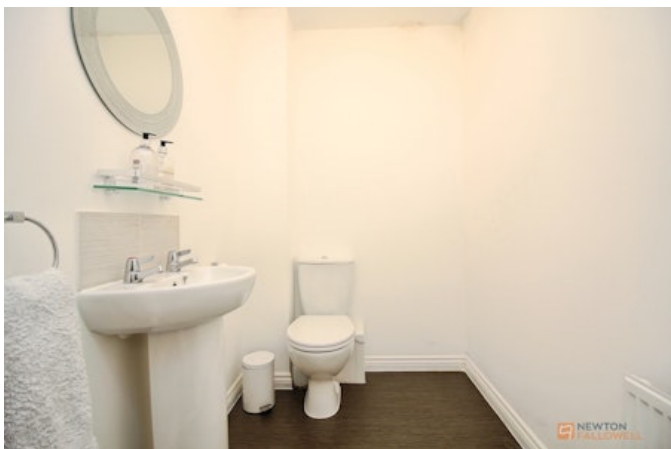
Viewings are strictly by appointment only.

Need Independent Mortgage Advice?

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Making an Offer

"We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-







refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.”

Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements (width x length), floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and energy assessor and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

Free Property Valuations

If you have a house to sell then we would love to provide you with a free no obligation valuation.

