



Dudley Whenham Close, Syston - LE7 1GL
£220,000

 **NEWTON FALLOWELL**

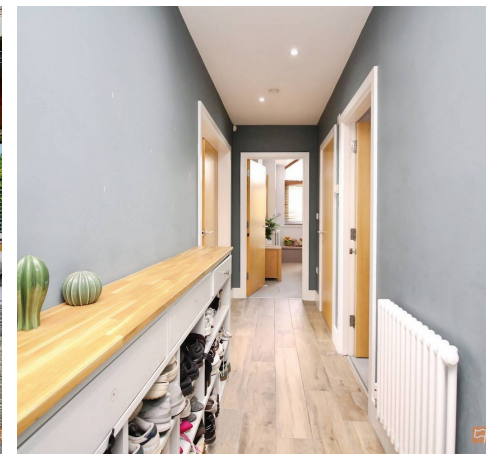
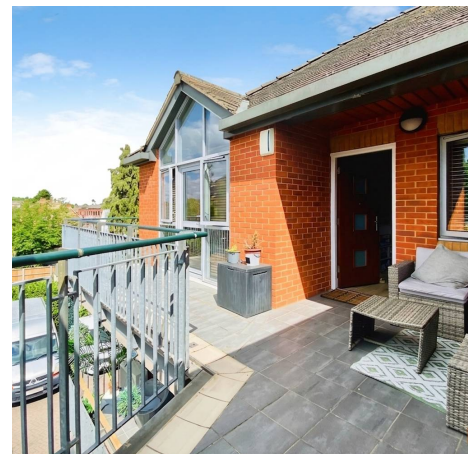
Dudley Whenham Close

Syston, Leicester

Newton Fallowell are delighted to bring to the market this two bedroomed top floor apartment enjoying the use of an allocated parking space with further visitor parking available. The gas centrally heated and double glazed accommodation includes an entrance hallway, refurbished open plan living kitchen diner, main bedroom with the added luxury of an en-suite bathroom, further bedroom and modernised shower room. Forming part of a private gated development within easy walking distance of the town centre, perfect for first time buyers or someone looking to downsize from a larger family home. An early viewing is strongly recommended to avoid disappointment. EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: B

- Two well proportioned bedrooms
- Modern top floor apartment
- Fabulous light and airy open plan living kitchen diner with built in appliances
- Two balconies, perfect for outdoor sitting
- Popular gated development, within walking distance to amenities
- Allocated parking space & visitor parking available
- Need independent mortgage advice? Get in touch today!
- Tenure - Leasehold / Tax Band C
- EPC Rating C
- Viewings strictly by appointment only!





Welcome to Dudley Whenham Close

Access to the property is via a secure communal front entrance door with keyboard system. An inside staircase gives access to the apartment.

Accommodation

Hardwood and glazed private access door leading to exclusive balcony area with safety railing, perfect for outdoor sitting. A door leads to the:

Entrance Hall

The entrance hallway offers a central heating radiator, consumer unit, intercom phone system and doors giving access to all the accommodation.

Open Plan Living Kitchen Diner

Upon entry from the hallway, you walk into the lounge diner affording space for both comfortable sitting and formal dining. With a side elevation window, door to the front balcony and central heating radiators. Open access leads through to the kitchen area fitted with a modern range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset sink and drainer unit with mixer tap, built in 'Neff' oven with hob and extractor hood above, built in 'Neff' microwave, wall mounted central heating boiler, integrated fridge freezer, dishwasher and washing machine. With a built in airing cupboard and rear elevation window.

Principal Bedroom & En-suite Bathroom

The master bedroom is presented with carpet flooring. Having a central heating radiator, two double glazed windows and door to the rear balcony perfect for outdoor sitting. A door leads to the en-suite bathroom, fitted with a three piece suite comprising a bath, wash hand basin and wc, all with complementary tiling.

Bedroom Two

With carpet flooring, built in storage and a window to the front elevation.



Shower Room

Fitted with a modern three piece suite comprising a shower enclosure, wash basin with storage beneath and WC, with complementary tiling, mirror and a heated towel rail.

Outside

Situated within walking distance to Syston Town centre, the development is accessed via electric gates and benefits from the use of a parking space, as well as ample visitor parking. The development also benefits from communal gardens comprising lawned areas and beds of specimen shrubs, bushes and evergreen borders.

Location

Syston is a well-served town just north of Leicester, offering a wide range of local shopping and schooling facilities. Boasting a vibrant community, it is ideally situated for convenient access to Melton Mowbray, Loughborough, and the A46 western bypass, providing direct links to the M1 motorway.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Charnwood Council - Tax Band C. Lease Term: 999 years from 1 September 2005 Service charge £1441.92 from 1 March 2025 - 28 Feb 2026. This includes ground maintenance, routine gutter clean, vehicle gate servicing, reserve fund contribution and more. 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.





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 firm's employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright.

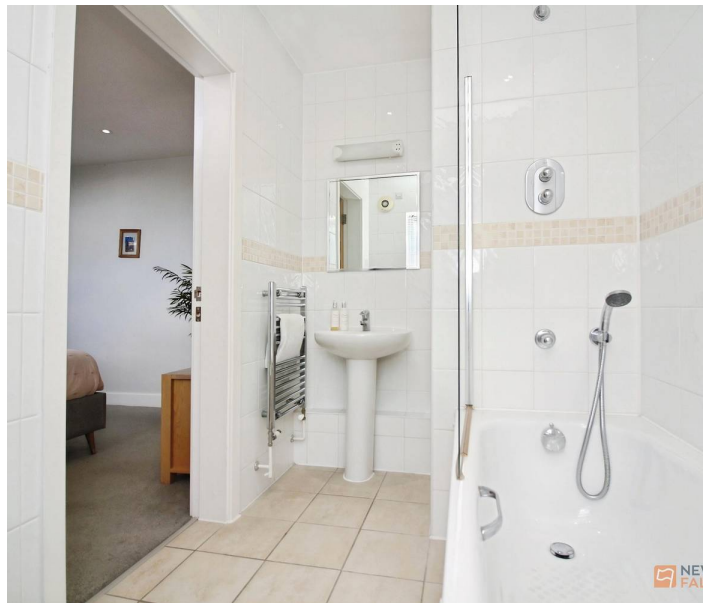


Referrals

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 (Everyone Mortgages) 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're considering a move, our team would be delighted to provide a complimentary, no-obligation valuation of your home, along with tailored advice on achieving the best possible result.









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