

42 Forge Court, Syston - LE7 2DX

Guide Price £120,000

NEWTON FALLOWELL

The Property Ombudsman

42 Forge Court

Syston, Leicester

Situated on a modern retirement development, this one bedroom second floor flat offers a superb lifestyle choice for those looking to downsize. Just a short walk from the shops and amenities in Syston Town centre, the complex offers a fantastic social environment with the benefits of parking, a secure entry system, 24 hour emergency call system, guest facilities and a resident scheme manager. The double glazed and electrically heated flat briefly comprises of an entrance hall, lounge, kitchen, bedroom and shower room. It is a condition of purchase that residents are to be 60 years and over, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. An internal inspection is essential to truly appreciate the accommodation on offer.

Council Tax band: A

Tenure: Leasehold

- One Double Bedroom with Built in Wardrobe
- Resident Manager & Emergency Call System
- Second Floor Flat
- Within Walking Distance To Amenities
- Communal Parking & Gardens
- Lease Term: 125 Years From 1st April 2003
- Tax Band A / Tenure - Leasehold
- EPC Rating TBC
- Viewings strictly by appointment only!

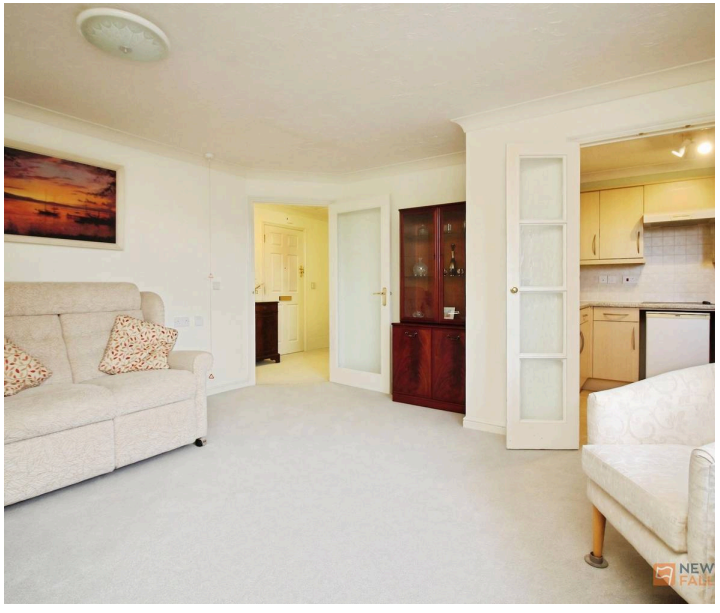














Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Charnwood - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band. Lease Term: 125 Years From 1st April 2003. Approx. Service Charge - From 01/09/26 £3872.76 per annum Approx. Ground Rent - From 01/09/26 £828.70 per annum. Please Note: Water bills are included.

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 Landmark if 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 £48 (plus 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), and is non-refundable. We will receive some of the fee taken by Landmark 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 (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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For illustrative purposes only. Not to scale. All dimensions are approximate.

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