



NEWTON

5 Forge Court, Syston - LE7 2DX

Guide Price £130,000

 **NEWTON FALLOWELL**

 The Property
Ombudsman

 THE PROPERTY OMBUDSMAN

5 Forge Court

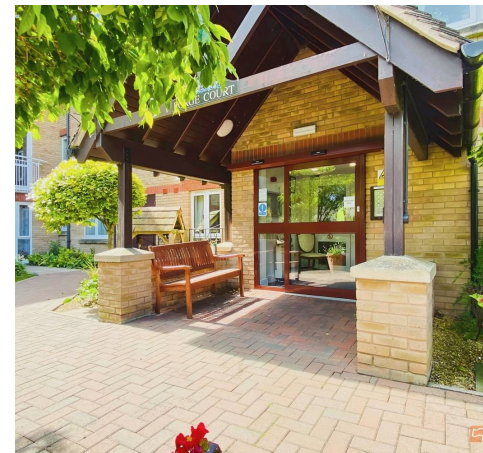
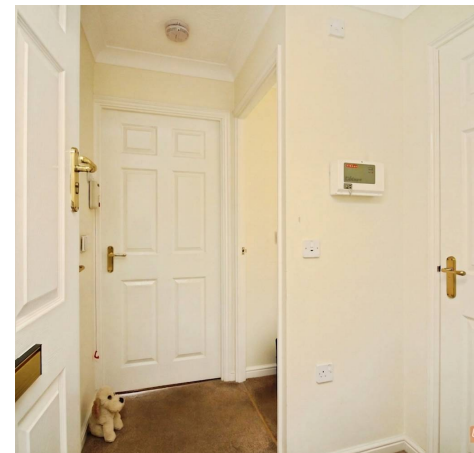
Syston, Leicester

Situated on a modern retirement development, this one bedroom ground 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
- Ground 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 C
- Viewings Strictly By Appointment Only!





About Forge Court

Forge Court provides an ideal lifestyle choice for those looking to downsize and enjoy a pleasant social environment without any of the stresses of property maintenance. The development includes a range of communal living areas, an activity room and maintained communal gardens which are available for residents to use, as well as the option of guest facilities for visitors. Additional benefits include a resident scheme manager, 24 hour emergency call system, secure main door entry system creating a safe and secure environment. It is a condition of purchase that residents are to be 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

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. Service Charge - From 01/09/26 £3872.76 per annum Ground Rent - From 01/09/26 £828.70 per year. Please Note: Water bills are included.

Viewing Arrangements

Viewings are strictly by appointment only.

Making an Offer

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). You will also be asked to provide us with proof of how you will be funding your purchase. Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter as this information will be required before a sale can be agreed.



Agents Note

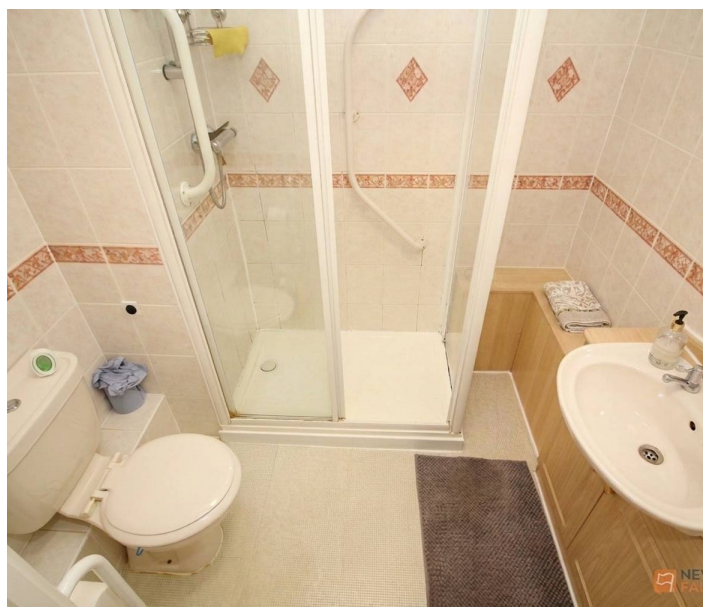
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation 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

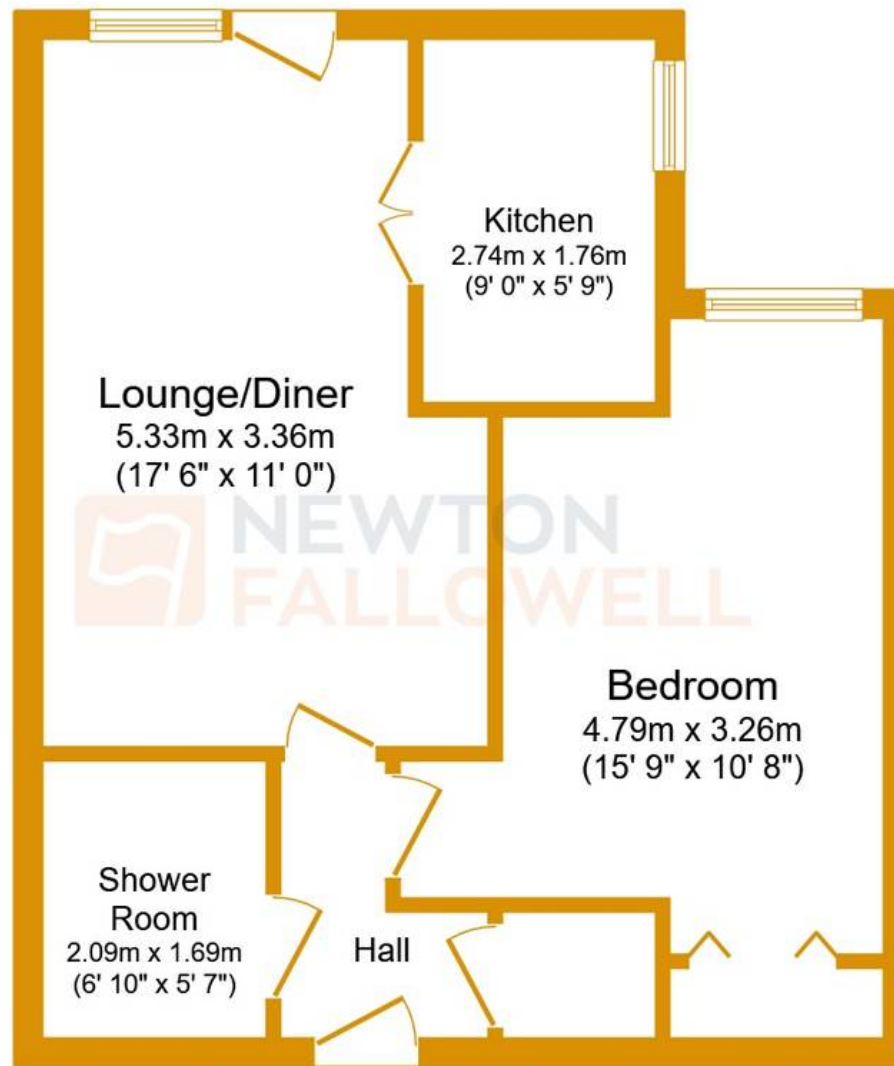
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to MAB (Everyone Mortgages) to help with finances, we may receive a referral fee if you take out a mortgage through him. If you require 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.

Thinking of Selling?

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.







Floor Plan

Total floor area: 44.0 sq.m. (474 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io