



Connells

Forge Court
Syston Leicester



Property Description

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 accommodation briefly consists of, entrance hall, a shower room, kitchen, lounge/diner area, storage, one double bedroom. The property also benefits from communal gardens and parking.

There is an age restriction of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55.

Hallway

Having a ceiling light point, an airing cupboard with insulated hot water cylinder, an electric meter & storage space

Lounge Room

17' 7" x 10' 8" (5.36m x 3.25m)

Carpet floor, feature fireplace inset with electric flame affect, wall lighth fittings, security door entry system, emergency pull cord, double glazed door through to the kitchen

Kitchen

8' 5" x 5' 5" (2.57m x 1.65m)

Tiled and fitted with stainless sink unit, wall &

base cupboards with work tops, built in electric oven & hob

Shower Room

Having a cubicle shower, a vanity unit with mirror over, a w/c with low level flush, strip light, an extractor fan & wall mounted electric heater

Bedroom

11' 1" x 17' 7" (3.38m x 5.36m)

Having a carpet floor, biult-in wardrobe, storage heater, wall light fitting & emergency intercom









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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22-24 Halford Street
 LEICESTER LE1 1JB

EPC Rating: C Council Tax
 Band: A

Service Charge:
 3315.94

Ground Rent:
 365.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR321288

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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