Aston&Co

ESTATE & LETTING AGENTS

14 Hertford Close

Syston, Leicester, LE7 2FA

50% Shared Ownership £117,500

2 1 1 B

Attention First time buyers!!!! Spacious town house with field views, being sold on a 50% Shared Ownership basis. The accommodation briefly consists of, a spacious lounge, kitchen-diner, wc and a utility/store to the ground floor. To the first floor are two double bedrooms and a family bathroom. The property also benefits from gas central heating, upvc double glazing, a generous rear garden and two allocated parking spaces. Internal viewing is highly recommended and strictly by appointment only.

- Well Presented, Deceptively Spacious Town House
- 50% Shared Ownership
- Lounge, Kitchen-Diner, WC & Utility/store
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Generous Rear Garden
- Field Views To The Front
- EPC Rating B, Freehold, Council Tax Band B

Location
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 Property
The property is entered via a double glazed composite door leading into

Lounge
12'2" x 15'4" (3.73 x 4.68)
With window to the front, laminate wood flooring, stiars to the first floor and provides access to the following.

Kitchen Diner
13'1" x 15'3" (4.01 x 4.67)
Fitted with a range of floor and wall mounted units with roll top work surfaces and splash backs. The kitchen diner also benefits from a fitted oven, hob and extractor, sink and drainer unit, appliance space and recessed spotlighting.

Utility/Store
With power, light and plumbing for a washing machine.

WC
6'2" x 3'3",131'2" (1.90 x 1,40)
Fitted with a two piece suite comprising low level WC and a pedestal basin.

The First Floor Landing
With loft hatch and provides access to the following.

Bedroom One
10'8" x 15'3" (3.26 x 4.67)
With dual windows to the rear aspect.

Bedroom Two
11'1" x 15'3" (3.38 x 4.67)
With dual windows to the front aspect.

Bathroom
6'4" x 6'5" (1.95 x 1.97)

Outside
Outside
To the front of the property are field views, there is also a park and a play area close by.
To the rear is generous garden with patio and a raised deck with the remainder being laid to lawn with fenced boundaries. There is also gated access to the rear leading to the residents parking area.

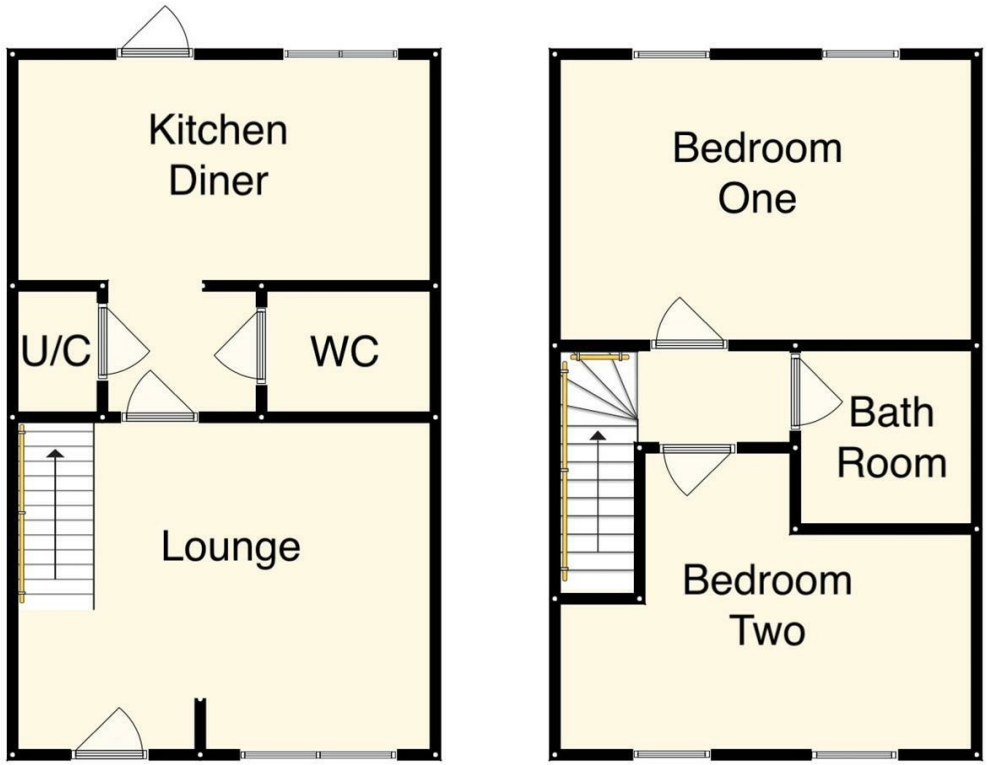
Parking
The property benefits from two allocated parking spaces.

Services
The property benefits from mains gas, water, electric and drainage.

Note To Buyers
The property is subject to a total month charge of £338.13 This payment includes rent, management charges, buildings insurance and any other third party charges.

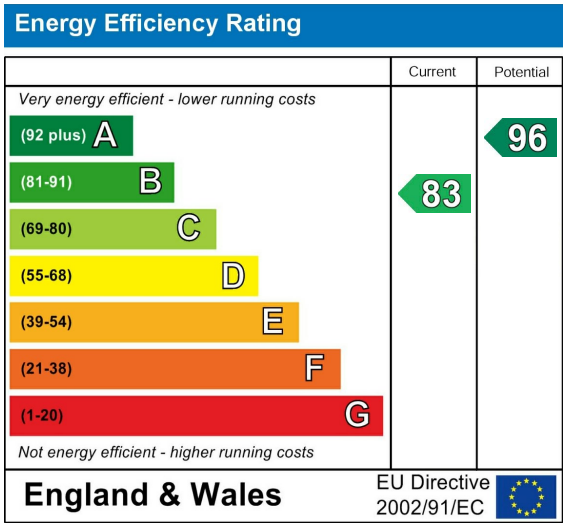
This property is being sold on a shared ownership basis all buyers must meet the criteria set by Midland Heart.
Please note the Shared Ownership Criteria;
• An investor, or someone who wishes to purchase the property as their second home will not be accepted
• Priority will be given to First Time Buyers, Housing Association Tenants, Council Tenants • You can make an application to purchase if your home is Sold Subject to Contract (SSTC) ie. Due to matrimonial breakdown or moving for work
• You cannot purchase a Shared Ownership property if you can afford to buy on the open market.
• You cannot buy a Shared Ownership property if you have a household income of more than £80,000 – or, if after the purchase you would have more than £80,000 capital remaining.
• You cannot buy the property if you are unable to demonstrate your ability to live in the property and maintain an acceptable level of disposable income.
• Midland Heart will not consent to a 100% mortgage.

Floor Plan



Area Map

Energy Efficiency Graph



Viewing

Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP
Tel: 0116 2607788 Email: syston@astonandco.co.uk https://astonandco.co.uk/