



25 Dudley Whenham Close

Syston, Leicester, LE7 1GL

£220,000



Aston and co are delighted to offer to the market this turn-key, spacious two double bedroom penthouse apartment set in the ever popular gated community of Dudley Whenham Close. Situated within walking distance of Syston Town Centre and the town's amenities this property is ideal for first time buyers, investors and downsizers alike. Inside, the accommodation briefly comprises; entrance hall, 33ft open plan living-kitchen-dining room, master bedroom with en-suite bathroom, a further double bedroom and a shower room. The property also benefits from double glazing, gas central heating, balconies to the front and rear, air conditioning unit in the lounge and an allocated parking space with further visitor spots available. Internal viewing is highly recommended and strictly by appointment only.

- Spacious Penthouse Apartment
- Two Double Bedrooms
- Secure Gated Community with Allocated Parking
- Walking Distance Of Centre & Station
- 10 Metre Open Plan Living-Kitchen-Diner
- Shower Room & En-Suite Bathroom
- Air Con, Gas Central Heating & Double Glazing
- EPC Rating C, Leasehold, Council Tax Band C



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, St. Peters & St. Pauls Primary School and Wreake Valley Academy.

The Property

The property is entered via a hardwood door leading into.

Entrance Hall

16'0" x 3'10" (4.89 x 1.19)

With oak flooring and provides access to the following.

Living-Kitchen-Diner

33'1" x 11'9" (10.10 x 3.60)

(maximum measurements) Bright and spacious, perfect for those that like to entertain. The kitchen is fitted with a range of floor and wall mounted units with rolltop work surfaces and tiled splashbacks. The kitchen also benefits from a fitted oven, hob and extractor, Integrated dishwasher and washing machine, recessed spotlighting and tiled flooring. The living-diner boasts dual aspect windows, door leading to the balcony, oak flooring, recessed spotlighting and houses the dining table.

Shower Room

8'7" x 4'11" (2.62 x 1.51)

Fitted with a three piece suite comprising low level wc, pedestal basin and walk in shower.

Bedroom One

12'5" x 12'9" (3.81 x 3.91)

Spacious double bedroom with doors leading to the rear balcony, wardrobes and en-suite bathroom.

En-suite

6'7" x 8'7" (2.03 x 2.62)

Fitted with a three piece suite comprising low level wc, pedestal basin and bath with shower over.

Bedroom Two

11'3" x 8'7" (3.45 x 2.64)

Double bedroom wiith window to the front aspect.

Outside

The property benefits from two secure balconies, allocated parking spot with visitor spots available and use of the communal grounds.

Services

The property has an allocated parking space.

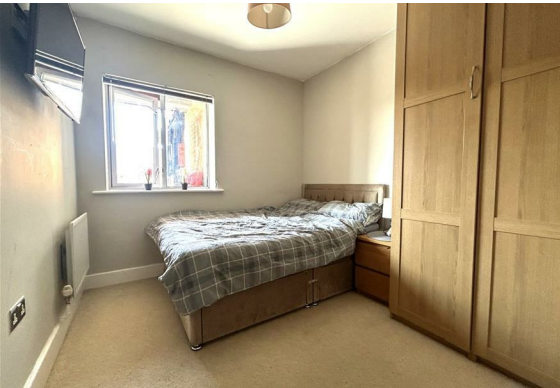
The property benefits from mains, gas, water, electric and drainage.

Internet Speed- standard & superfast. see ofcom checker for more details

Mobile- please see ofcom checker for more details

Lease Details & Charges

The property benefits from a 999 year lease starting from 2005 and is subject to a service charge of approximately £1403.46 per annum. Buildings insurance is payable via the management company at a rate of £477.87 per annum currently.



Floor Plan



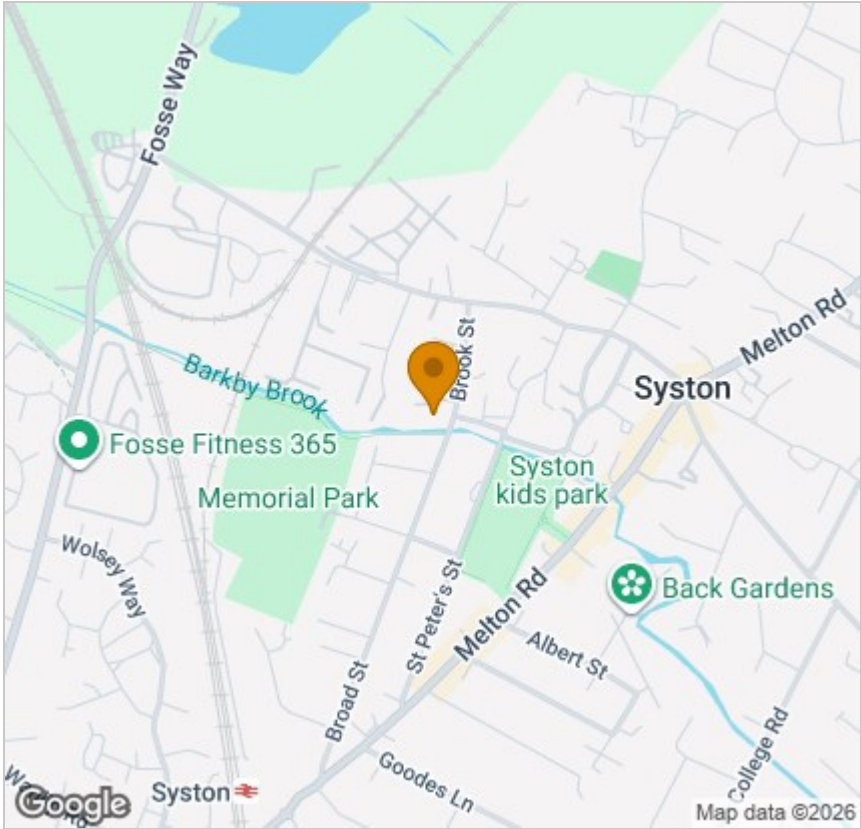
Viewing

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.

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Area Map



Energy Efficiency Graph

