



**Connells**

Old Station Road  
Syston Leicester



### Property Description

A bright and well-located ground-floor flat in the heart of Syston, offering strong transport links, off-road parking, and modern, low-maintenance living — ideal for first-time buyers or investors.

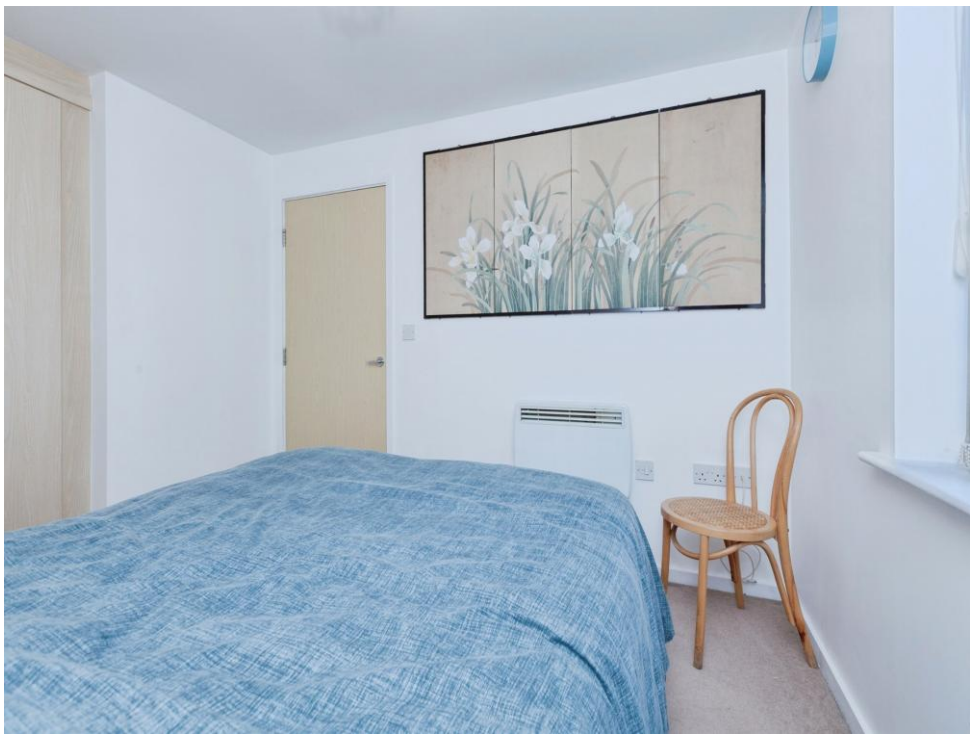
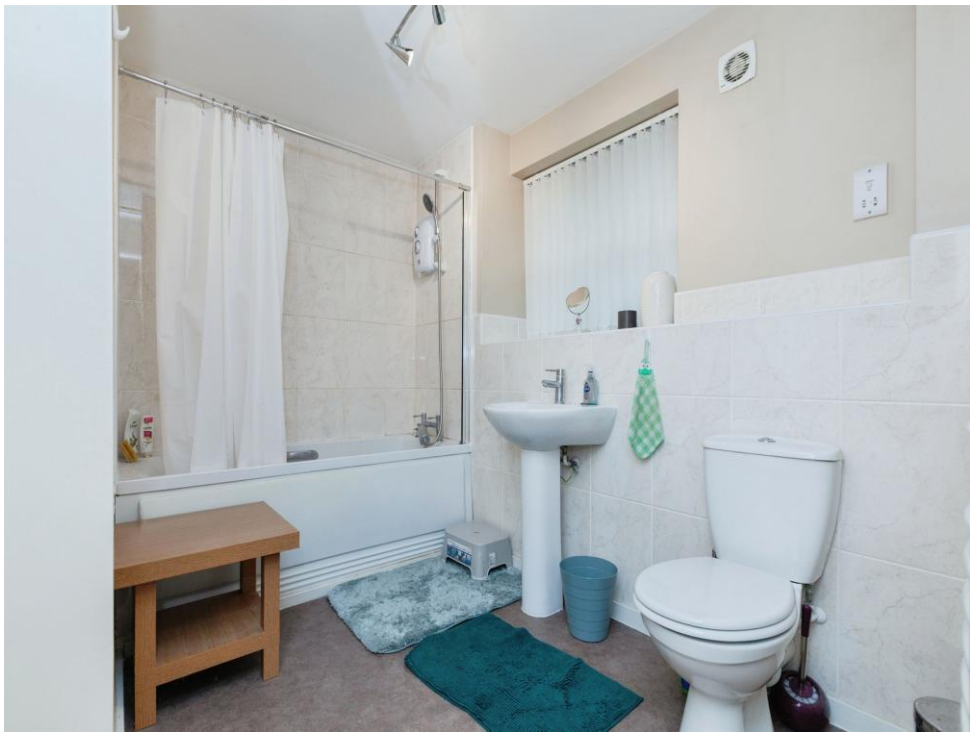
Set within an attractive and well-maintained development, the property enjoys a peaceful position just a short stroll from Syston's bustling High Street and railway station. The building is approached via neat communal grounds, with allocated off-road parking providing everyday convenience.

The apartment opens into a bright and inviting hallway leading to a generous open-plan living, dining, and kitchen area. This sociable space is designed for modern lifestyles, offering ample room for relaxation and entertaining. Large windows draw in natural light, creating a warm and uplifting atmosphere throughout. The fitted kitchen features contemporary cabinetry, integrated appliances, and practical work surfaces — ideal for both everyday cooking and hosting. Both bedrooms offers comfortable proportions and flexibility for a guest room, home office, or dressing space. The bathroom suite includes a full-size bath with shower, wash hand basin and low level WC.

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Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Connells on

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**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
 LEICESTER LE1 1JB

EPC Rating: C Council Tax  
 Band: B

Service Charge:  
 2303.58

Ground Rent:  
 150.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR325674](http://connells.co.uk/Property/LTR325674)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2006. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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