



12 Riverdale Close, Syston - LE7 1FZ

Guide Price £155,000

 **NEWTON FALLOWELL**

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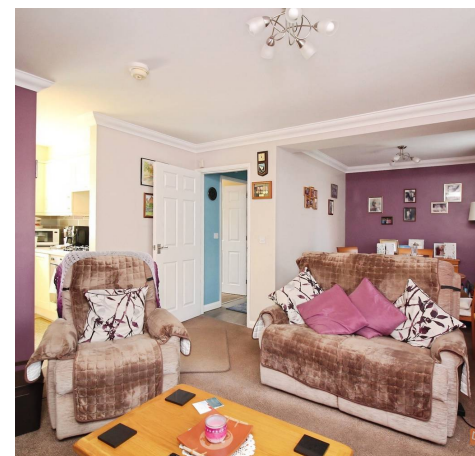
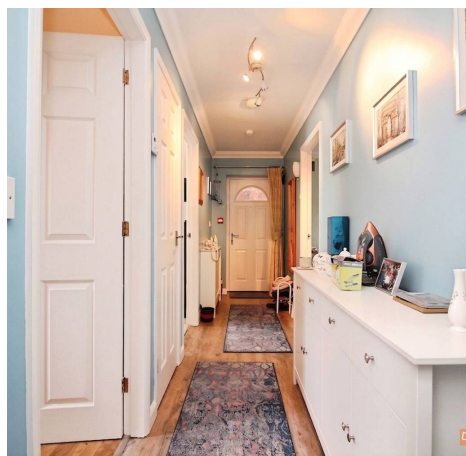
Syston, Leicester

Newton Fallowell are delighted to bring to the market this modern two-bedroom ground floor apartment, benefiting from resident parking, communal garden and its own private entrance door. The gas centrally heated accommodation briefly comprises an entrance hallway, lounge/diner, fitted kitchen with integrated appliances, two bedrooms and a modern shower room. Ideally situated within easy walking distance of the town centre, the property would make an excellent choice for first-time buyers or those looking to downsize from a larger family home. Further benefits include no upward chain. An early viewing is highly recommended to fully appreciate the accommodation and avoid disappointment.

Council Tax band: B

Tenure: Leasehold

- Two bedrooms
- Ground floor apartment with private entrance
- Communal parking for residents only
- Available with no upward chain
- Within walking distance to Syston Town Centre & train station
- Lounge diner & kitchen with built in appliances
- Need independent mortgage advice? Get in touch today!
- EPC Rating TBC
- Viewings strictly by appointment only!





Welcome to your new home

Located on the ground floor, the apartment opens into a welcoming entrance hall featuring wood-effect flooring and a built in storage cupboard. The reception room provides ample space for both comfortable seating and formal dining. Two windows overlook the front elevation, while carpet flooring creates a warm and inviting feel. Open access leads through to the kitchen, which is fitted with a range of wall and base units complemented by work surfaces and brick-effect tiling. The kitchen benefits from a sink and drainer, built-in oven, four-ring gas hob with extractor hood, and integrated fridge, freezer, washer dryer and dishwasher. The apartment further comprises two bedrooms and a modern walk-in shower room, fitted with a three-piece suite including a walk-in shower, wash hand basin and WC.

Outside

Residents also enjoy the use of communal parking, adding convenience for both homeowners and visitors. There is also a communal garden for residents to enjoy.

Location

The property is situated in the attractive village of Syston conveniently located to the north of Leicester providing good access to the nearby towns of Loughborough and Melton. Syston itself offers good local amenities including shopping precinct, libraries, church and schools.

Tenure & Council Tax

We understand the property to be LEASEHOLD with vacant possession upon completion. Term: 999 years commencing on and including 1 January 2007 We've been advised the service charge including the ground rent is approx £1500 per year. Building insurance is done via Butlins at approx. £160 per year. Charnwood - Tax Band B. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

Viewing Arrangements

Viewings are strictly by appointment only.



Making an Offer

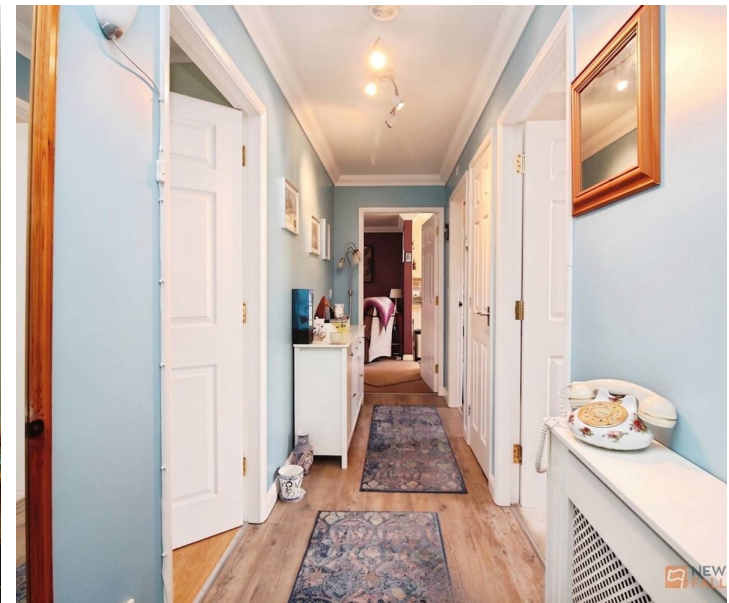
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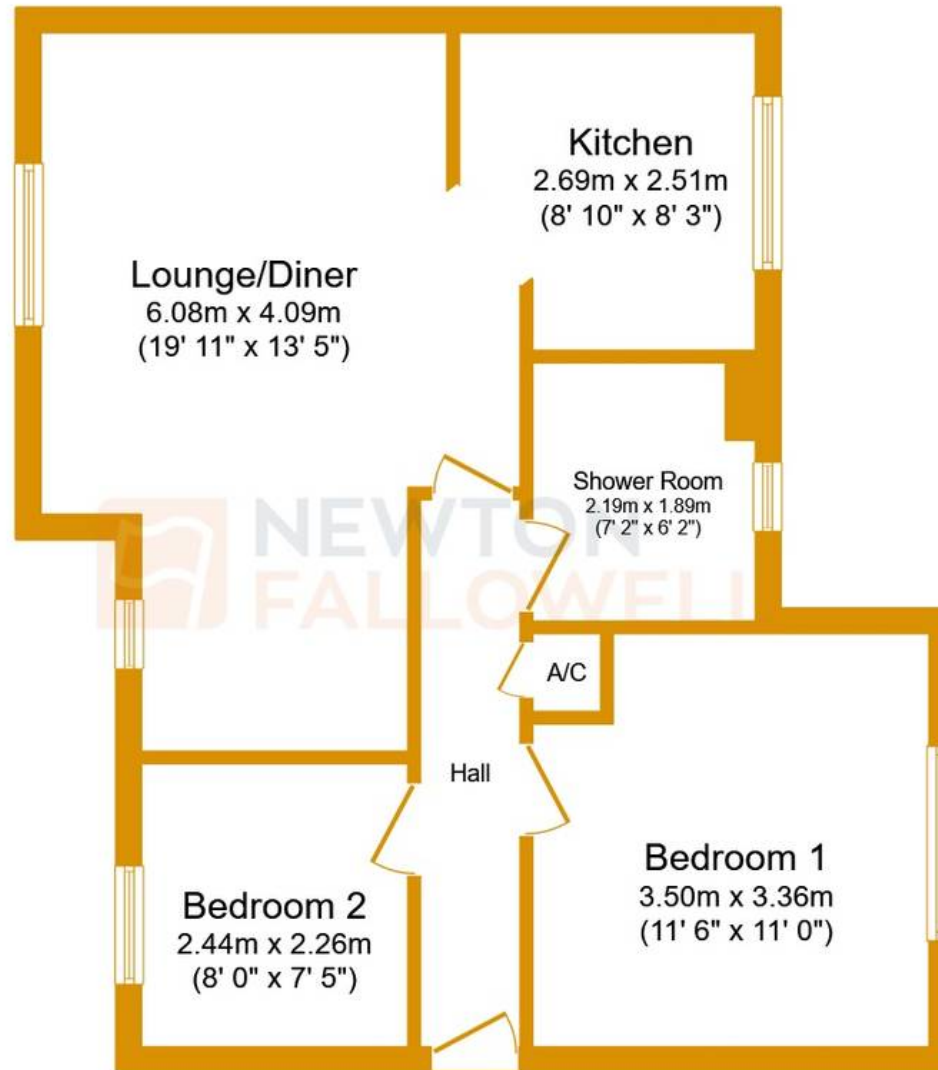
Agents Note

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.

Free Property Valuations

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: 53.2 sq.m. (573 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



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