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DELISH

AND  
*Designs*

GROO  
GENTS HAIRSTYLIST

FLAT AT 1242-1244 MELTON ROAD,  
SYSTON, LE7 2HB  
£750 Per Month

POTTERY | BESPOKE CAKES | LUNCHES

AMERICAN TEA | EVENING



2



1



1



Available Immediately! We are delighted to offer to the market this well presented two-bedroom first floor apartment located on Melton Road in the heart of Syston.

The apartment features two spacious bedrooms, lounge, kitchen diner & family bathroom. One of the standout features of this property is its prime location. Situated centrally, you will enjoy easy access to local amenities, shops, and transport links, making it an excellent choice for those who value convenience and connectivity.

- Available Immediately
- First Floor Apartment
- Two Bedrooms
- Prime Location
- Walking Distance to Syston Train Station
- Internet - Standard, Superfast & Ultra all available
- EPC Rating - TBC
- Council Tax - A



## **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, Fosse Park Shopping Centre and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy.

## **Tenancy Information**

- Price : ££750.00
- Holding Deposit: £173.00 (one weeks rent)
- Deposit : £865.00 (including the holding deposit)
- Council tax band : A

## **Viewing Arrangements**

Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing with one of our agents.

## Floor Plan



## Viewing

Please contact our Wigston Lettings Office on 0116 2883872 if you wish to arrange a viewing appointment for this property or require further information.

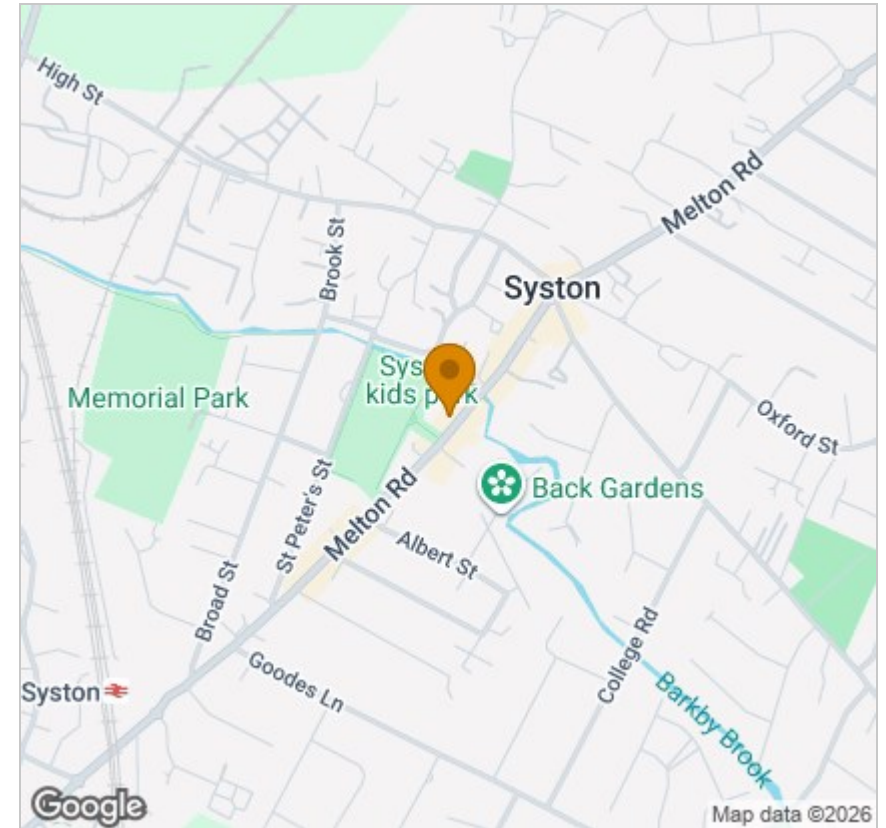
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<https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive  
2002/91/EC

