Aston&Co
ESTATE & LETTING AGENTS



1277a Melton Road

Syston, Leicester, LE7 2EN

£625 Per Month

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Available Now! We are delighted to offer to the market this first floor maisonette in the heart of Syston Town Centre.

The property briefly consists of: Entrance Hall, Lounge, Open Plan Kitchen Diner, Double Bedroom and Shower Room. Outside of the property is small decked area.

One of the standout features of this property is its prime location. Situated within walking distance to Syston Train Station, commuting to nearby cities is both easy and efficient, making it an ideal choice for professionals. Additionally, the bustling town centre is just a stone's throw away, offering a variety of shops, cafes, and local amenities to enhance your daily life.

- First & Second Floor Maisonette
- Centrally Located
- UPVC Double Glazing
- Electric Heating
- Spacious Kitchen Diner
- EPC BAND E
- COUNCIL TAX BAND A
- Internet - Standard, & Super Fast & Ultra Fast - see ofcom checker for more details
- Available July 2026





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.

Kitchen/Diner
15' 8" x 8' 6" (4.57m 2.44m x 2.44m 1.83m)

Lounge
10' 1" x 11' 5" (3.05m 0.30m x 3.35m 1.52m)

Shower Room
11' 7" x 6' 10" (3.35m 2.13m x 1.83m 3.05m)

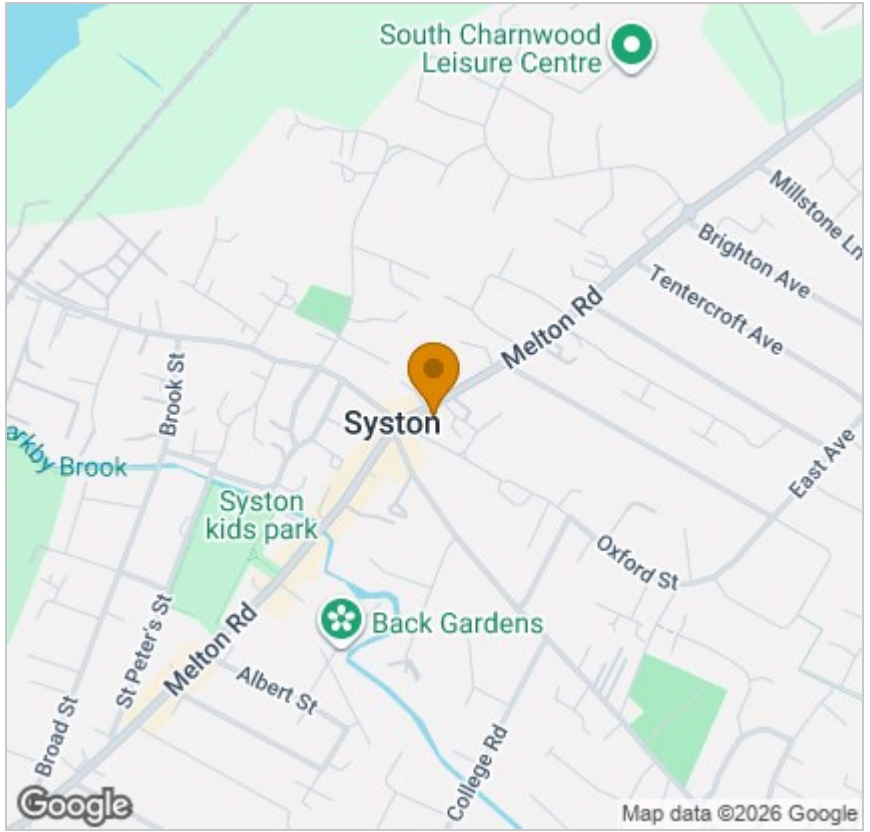
Bedroom
13' 8" x 11' 8" (3.96m 2.44m x 3.35m 2.44m)

Tenancy Information
- Price : £625.00
-Holding Deposit: £144.00
- Deposit : £721.00 (including the holding deposit)
- Council tax band : A

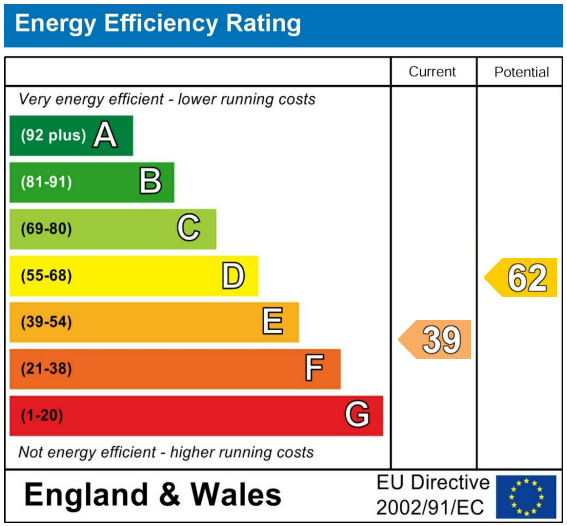
Viewing Arrangements
Please note, as part of the process and services to our landlord, all prospected tenants must view the property before submitting an application. For your application to be considered by the landlord, all adults must fill out one of our application forms following on from the viewing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

Floor Plan

Area Map



Energy Efficiency Graph



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.

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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