



9 Forge Court

Syston, Leicester, LE7 2DX

£140,000



Conveniently set on the ground floor and opening out onto the private rear garden is this immaculately presented, one double bedroom apartment in the ever popular Forge Court. Being sold with no upwards chain and located just a short walk from Syston Town Centre and it's amenities, this apartment is ideal for those looking to downsize to single storey living. Inside, the property briefly comprises; entrance hall, spacious lounge, kitchen, double bedroom, shower room and storage cupboard. The property and Forge Court also benefits from electric heating, uPVC double glazing, communal gardens, parking and social area, laundry room, guest suite, lift and a house manager.

- Ground Floor
- Garden Facing
- One Double Bedroom Apartment
- Immaculately Presented
- Over 60's Retirement Complex
- 24 Hour Emergency System
- Communal Gardens, Parking & Social Area
- EPC Rating C / Leasehold / Council Tax Band 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, Thurmaston Retail Park and the motorway network. Local Schools include Merton Primary School and Wreake Valley Academy

The Property

The property is entered via a hardwood door into.

Entrance Porch

With coved ceiling, storage cupboard and provides access to the following.

Lounge

19'07 x 10'09 (5.97m x 3.28m)
(maximum measurements) With electric fire and surround, coved ceiling, uPVC double glazed door leading out onto the rear garden and leads into the kitchen.

Kitchen

8'09 x 7'06 (2.67m x 2.29m)
(maximum measurements) Fitted with a range of floor and wall mounted units with roll top work surface and tiled splashbacks. The kitchen also benefits from an electric hob, oven and extractor, sink and drainer unit, space both a fridge and a freezer, heater and uPVC double glazed window to the rear aspect.

Bedroom One

13'04 x 9'02 (4.06m x 2.79m)
(maximum measurements) Spacious double bedroom with fitted robes, coved ceiling and uPVC double glazed window to the rear aspect.

Shower Room

6'10 x 5'06 (2.08m x 1.68m)
Fitted with a three piece suite comprising walk in shower, vanity unit with basin and wc. The tiled shower room also benefits from an extractor fan, heated towel rail and heater.

Note To Buyers

The property is leasehold and benefits from a 125 year lease staring from 2003.

The Property is subject to a ground rent of £365.00 pa.

The property is subject to a service charge of approximately £3,350.00 pa

The apartment will be subject to 1% Transfer fee on the resale.

There is an age restriction of 60 years or in the event of a couple, one must be over the age of 60 years and the other over 55.



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.

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Area Map



Energy Efficiency Graph

