



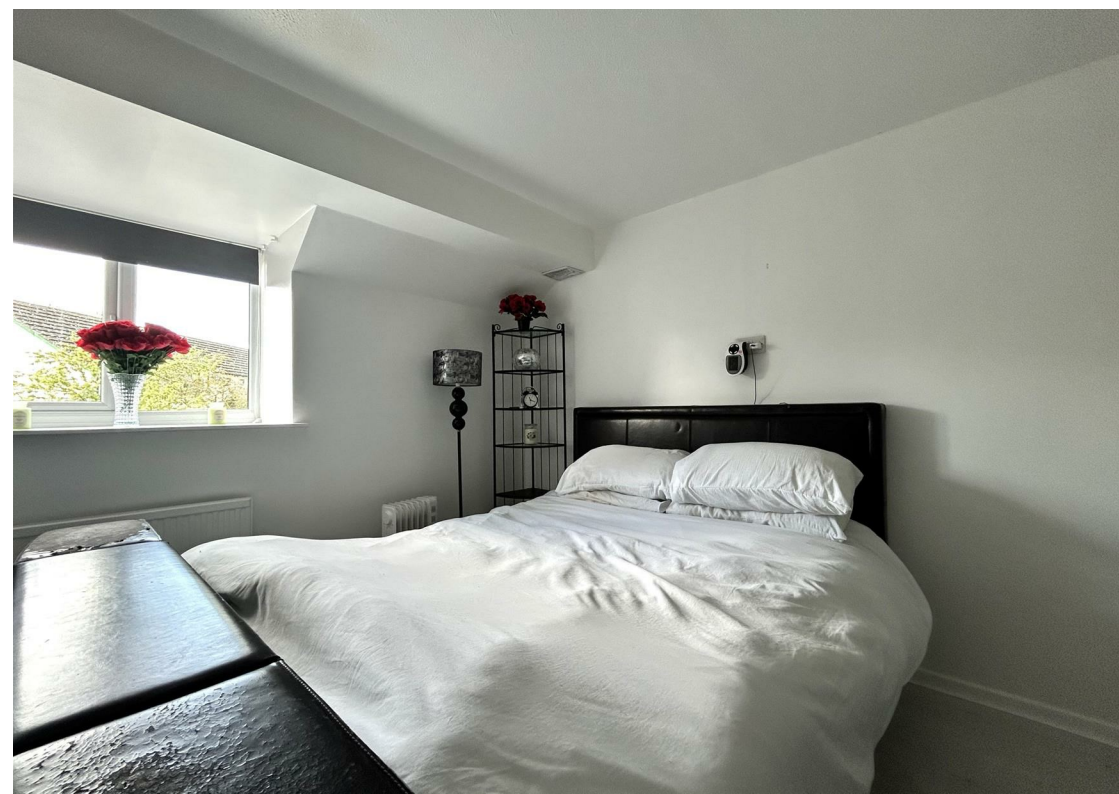
7 St. James Court

Birstall, Leicester, LE4 4DY

£90,000



New To The Market & Being Sold With No Upward Chain! Aston & Co are delighted to offer to the market this well presented, spacious first floor apartment set in this popular Over 55's Development. Located just a short walk from the village centre and Watermead Country Park this property is ideal for those looking for a low maintenance move in the heart of the community. Inside, the property briefly comprises; lounge, kitchen, spacious double bedroom and a modern bathroom. The property also benefits from uPVC double glazing, gas central heating, communal parking and gardens.



## Location

Birstall is a large village in the Charnwood district of Leicestershire, convenient for Leicester, Nottingham, Loughborough and Melton with road and rail links making Birstall the ideal commuter base. Within Birstall is its many local amenities, The River Soar and Watermead Country Park with its woodland walks, cycle tracks, picnic areas and lakes is a haven for wetland wildlife is popular with families, walkers and cyclists.

## The Property

The property is entered via a door which in turn leads to stairs leading to the internal accommodation.

## Living Room

14'10 x 11'01 (4.52m x 3.38m)

Large living space with uPVC double glazed window to the front aspect.

## Kitchen

9'11 x 6'3 (3.02m x 1.91m)

Fitted with a range of floor and wall mounted units and rolltop work surface The kitchen also benefits from an electric hob, oven and extractor, plumbing for a washing machine, sink and drainer unit and uPVC double glazed window to the rear aspect.

## Bedroom

11'05 x 11 (3.48m x 3.35m)

Spacious double bedroom with uPVC double glazed window to the rear aspect.

## Bathroom

5'02 x 6'02 (1.57m x 1.88m)

Modern three piece suite with shower, wc and basin.

## Note To Buyers

The property is leasehold

The property is subject to a ground rent and service charge of £197.61 PCM to include buildings insurance, window cleaning, boiler maintenance and emergency call system.

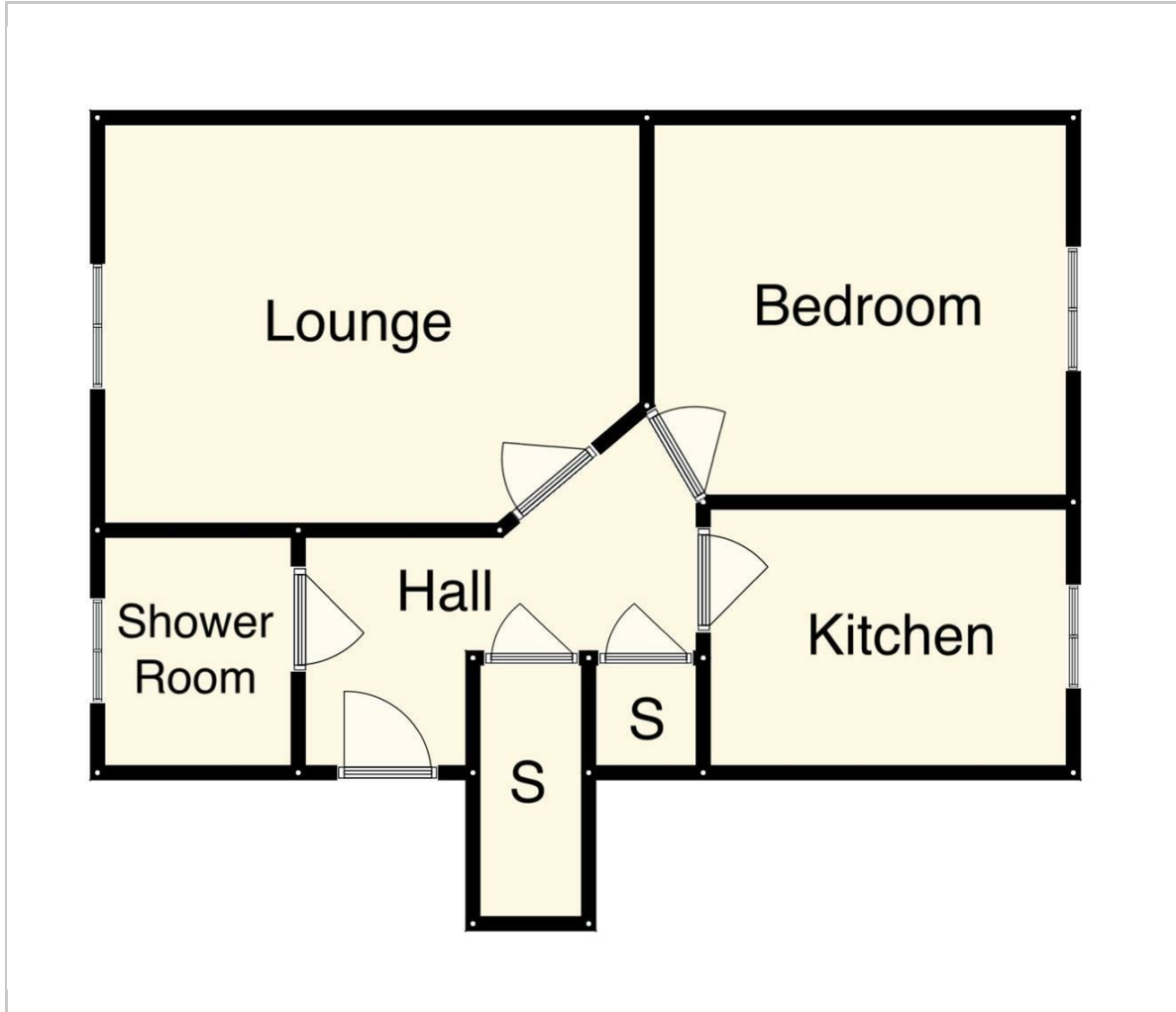
The property benefits from the use of a communal car park and gardens.

The apartment will be subject to a Transfer fee on the resale to be confirmed by the leaseholder.

There is an age restriction of 55 years and older.



## Floor Plan



## Viewing

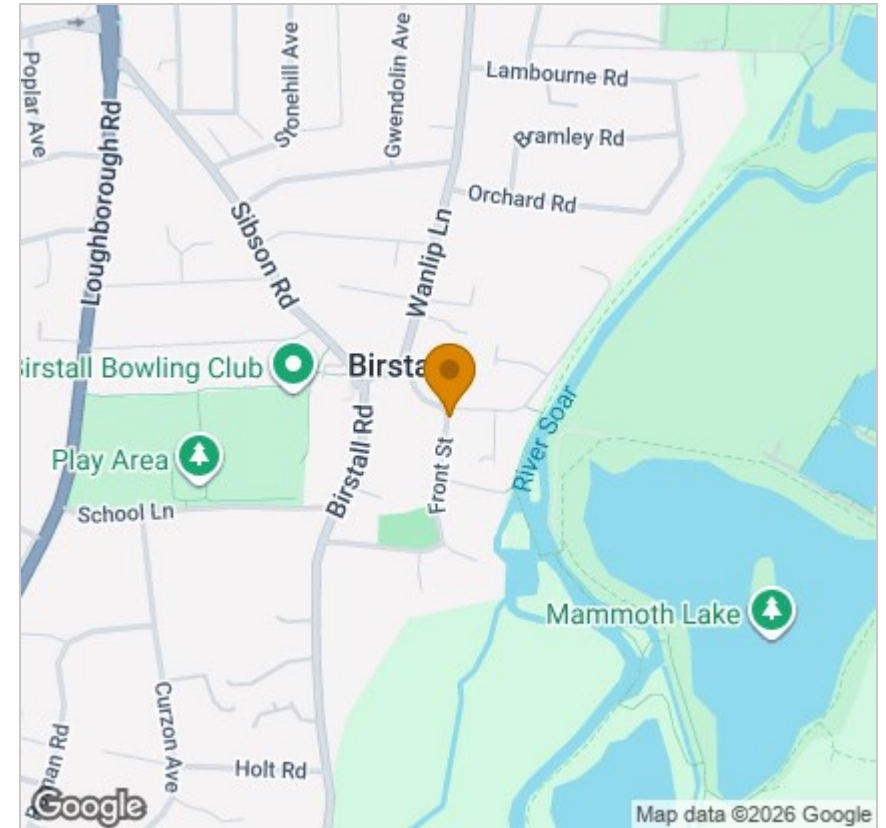
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

4 High Street Syston, Leicester, LE7 1GP

Tel: 0116 2607788 Email: [syston@astonandco.co.uk](mailto:syston@astonandco.co.uk) <https://astonandco.co.uk/>

## Area Map



## Energy Efficiency Graph

