



Flat 34 Forge Court
Syston, LE7 2DX

£99,950



REDUCED FOR A QUICK SALE! Being sold with no upwards chain is this immaculately presented, one bedroom first floor apartment set in the retirement complex of Forge Court. Conveniently located just a short walk from the centre of Syston and the amenities the town has to offer this flat is ideal for those in need of single storey living. Inside, the property briefly comprises; entrance hall, storage cupboard, lounge-diner, kitchen, spacious bedroom with fitted wardrobe and a walk in shower room. The property also benefits from electric heating, uPVC double glazing and is positioned just a short walk from the lift and stairs. Forge Court offers a communal laundry room, guest suite, social activities and communal parking.

- Immaculately Presented
- One Bedroom Apartment
- Over 60's Retirement Complex
- Double Bedroom & Spacious Lounge-Diner
- House Manager & 24 Hour Emergency System
- Set Next To The Lift & Stairs
- Parking & Communal Gardens
- EPC Rating C / Council Tax Band A / Leasehold



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

Draft Details Awaiting Vendors Approval

Entrance Hall

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

Lounge-Diner

17'7" x 11'0" (5.37 x 3.36)

(maximum measurements) With electric fire and feature surround, coved ceiling, uPVC double glazed window to the rear aspect and houses the four seater dining table.

Kitchen

8'10" x 5'7" (2.71 x 1.72)

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 oven and hob, stainless steel sink and drainer unit, coved ceiling and uPVC double glazed window to the rear aspect.

Bedroom One

18'0" x 10'5" (5.51 x 3.18)

(maximum measurements) Spacious double bedroom with fitted wardrobe, coved ceiling and uPVC double glazed windows to the side and rear aspect.

Shower Room

6'9" x 5'6" (2.08 x 1.68)

Fitted with a three piece suite comprising walk in shower, vanity unit with basin and low level wc. The tiled shower room also benefits from a heated towel rail, extractor fan and coved ceiling.

Note To Buyers

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

The Property is subject to a ground rent of £365 pa.

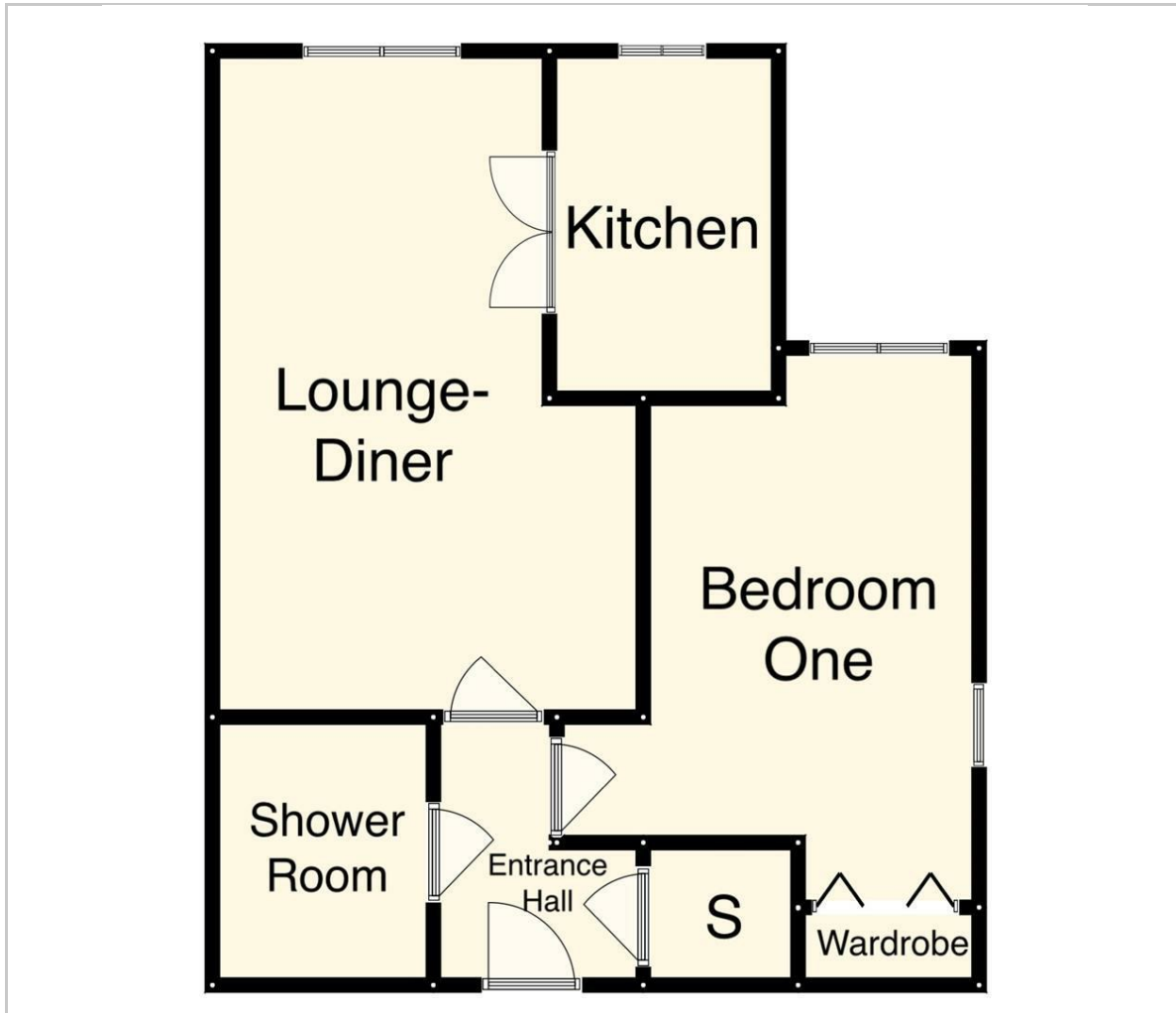
The property is subject to a service charge of approximately £3,150.00 pa

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

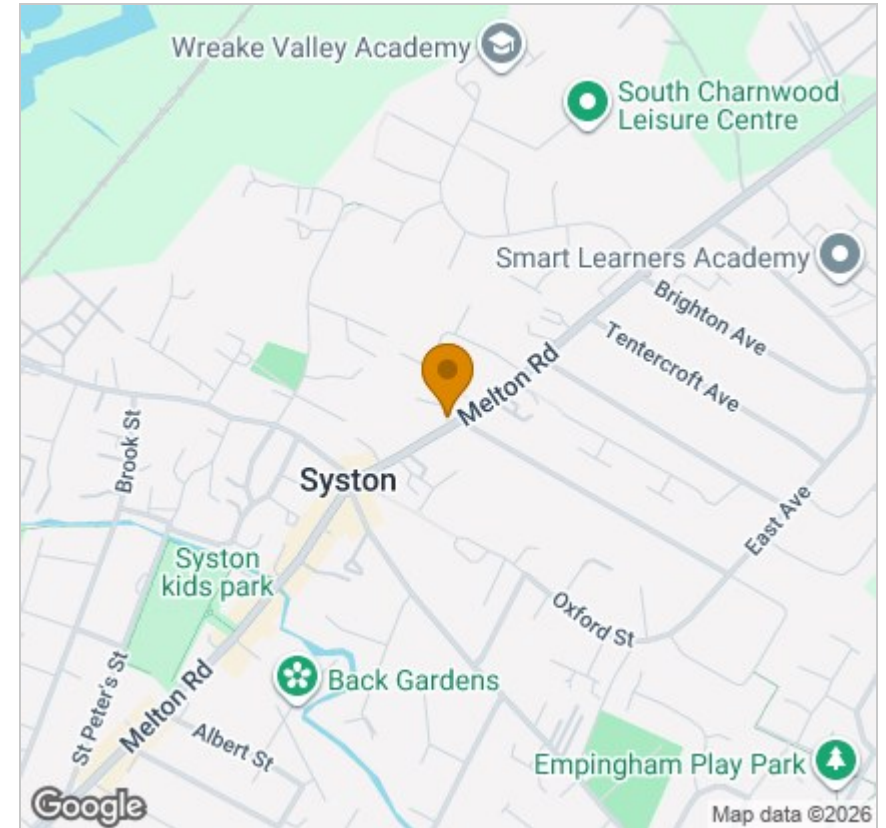
Please contact our Syston Sales Office on 0116 2607788 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

