



47 Forge Court

Syston, Leicester, LE7 2DX

£115,000



Aston & Co are delighted to offer to the market this immaculately presented, larger than average, 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 with storage cupboard, spacious lounge, kitchen, double bedroom with fitted robes and a modern, refitted shower room. The property and Forge Court also benefits from electric heating, uPVC double glazing, communal gardens, parking, social area, laundry room, guest suite, lift and a house manager.

- Immaculately Presented
- One Double Bedroom Apartment
- Lounge-Diner
- Refitted Shower Room
- Residents Lounge, Laundry Room, House Manager & Visitors Suite
- Communal Gardens & Parking
- Popular Retirement Community, Walking Distance of Town Centre
- 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 leading into.

**Entrance Hall**

With storage cupboard, coved ceiling and provides access into.

**Lounge-Diner**

17'06 x 14'09 (5.33m x 4.50m)

Large, spacious 17ft living space with electric fire and surround, uPVC double glazed window to the rear aspect and coved ceiling.

**Kitchen**

9 x 5'08 (2.74m x 1.73m)

Fitted with a range of floor and wall mounted units with rolltop work surface and tiled splashbacks. The kitchen also benefits from an electric hob, oven and extractor fan, stainless steel sink and drainer unit, space for a fridge and freezer, uPVC double glazed window to the rear aspect, coving and heater.

**Bedroom One**

16 x 16'11 (4.88m x 5.16m)

(maximum measurements) Spacious double bedroom with two sets of 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)

Modern, refitted shower room with three piece suite comprising walk in shower, vanity unit with basin and wc. The shower room also benefits from a heated towel rail, extractor fan, heater and coving.

**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.

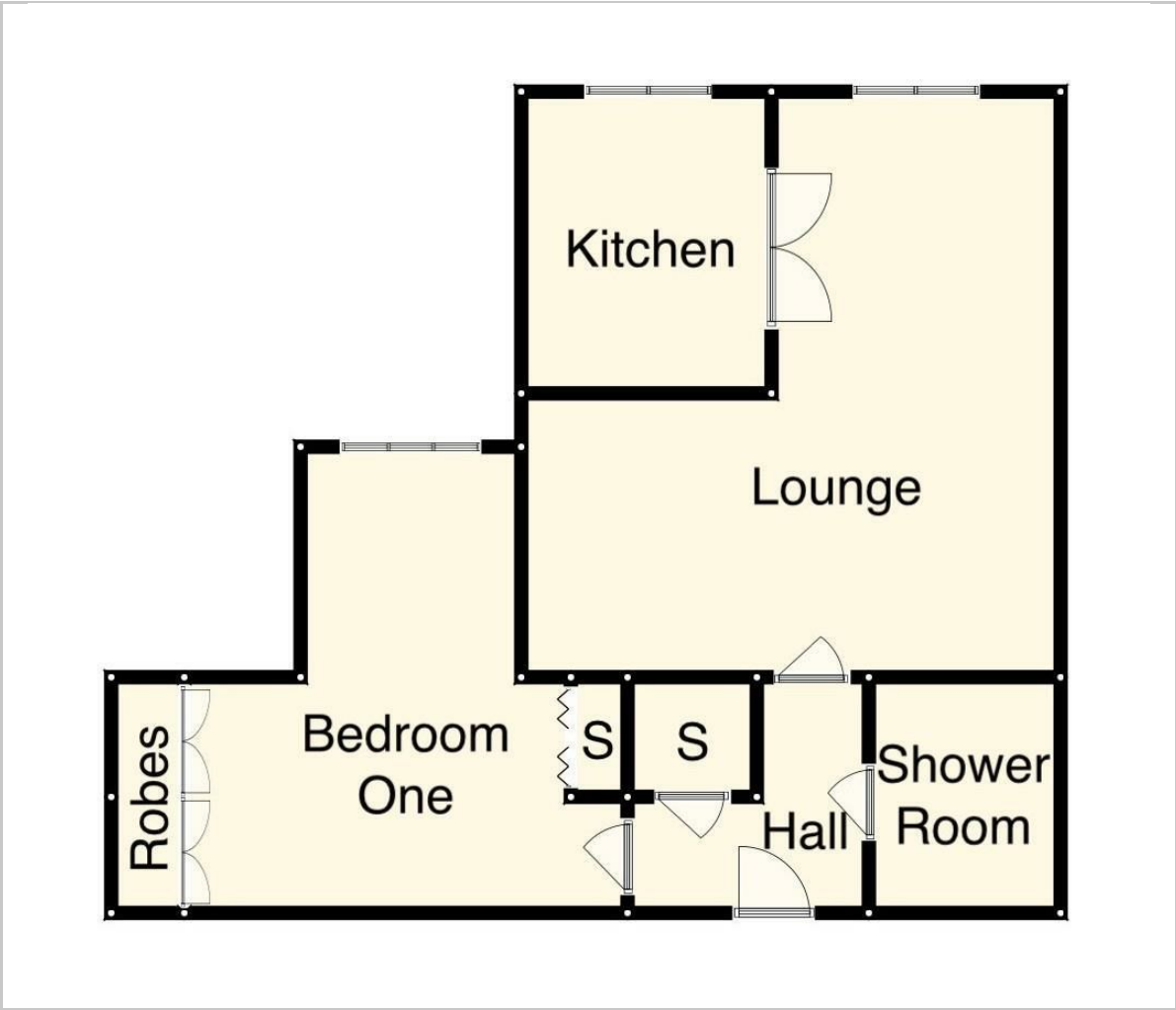
The property is subject to a service charge TBC

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 firms 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

