



Old Station Road, Syston

Leicester, Leicestershire, LE7 1NT

NEWTONFALLOWELL 

Old Station Road, Syston
Leicester, Leicestershire, LE7 1NT
£105,000

Offered to the market at a competitive price to attract an early sale, this modern two bedroom apartment is located on the second floor of the popular 'Station Square' development in Syston and would make for a perfect first purchase. The accommodation includes an entrance hall with two storage cupboards, an open plan 'living kitchen diner with Juliette balcony, two bedrooms and a bathroom, having a telephone entry system and the use of both allocated parking and lovely communal gardens.

Entrance Hall

Entrance Hall presented with quality wood flooring having a wealth of storage space provided by two built in cupboards with a window to the front elevation. Wall mounted telephone entry system.



Living Kitchen Diner

21'0 x 10'8 (6.40m x 3.25m)

A particular feature of this modern style apartment is the fantastic open plan living space which affords space for both seating and dining with a glazed Juliet balcony looking out to the rear. The Kitchen area is fitted with a modern range of eye level, and base storage units with features that include an inset stainless steel sink mixer tap and drainer, electric induction hob with extractor above with integrated oven/grill, plumbing for washing machine, space for a full height fridge freezer and rear elevation window all complimented nicely with roll edge work surfaces and tiled splash backs.

Bedroom One

10'9 x 10'1 (3.28m x 3.07m)

A spacious double bedroom fitted with a range of wardrobes with double doors and offering a window to the rear.

Bedroom Two

10'8 x 6'3 (3.25m x 1.91m)

This room is perfect for a children's room or office having a window to the rear elevation.

Bathroom

Bathroom fitted with a modern white three piece suite comprising a panel bath with electric shower and screen, pedestal wash basin and low level WC. presented with continuation of wood effect flooring from the entrance hall, partly tiled walls and heated towel rail, obscure glazed window to the front elevation.

Outside

This property is found within the popular station square in Syston. Within short walking distance to the local amenities and transport links and having use of allocated parking space and pleasant communal gardens surrounding the apartment which are maintained for you. A communal entrance with telephone entry system leads to the entrance hall and staircase which rises to the second floor where an entrance door provides access to our apartment.

Services, tenure and council information

All main services are connected to the property which has gas central heating. Tenure is freehold with vacant possession upon completion. Council information can be found via Charnwood Borough Council.

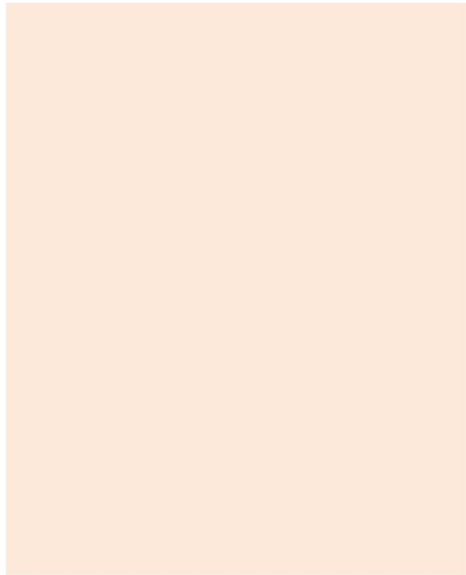
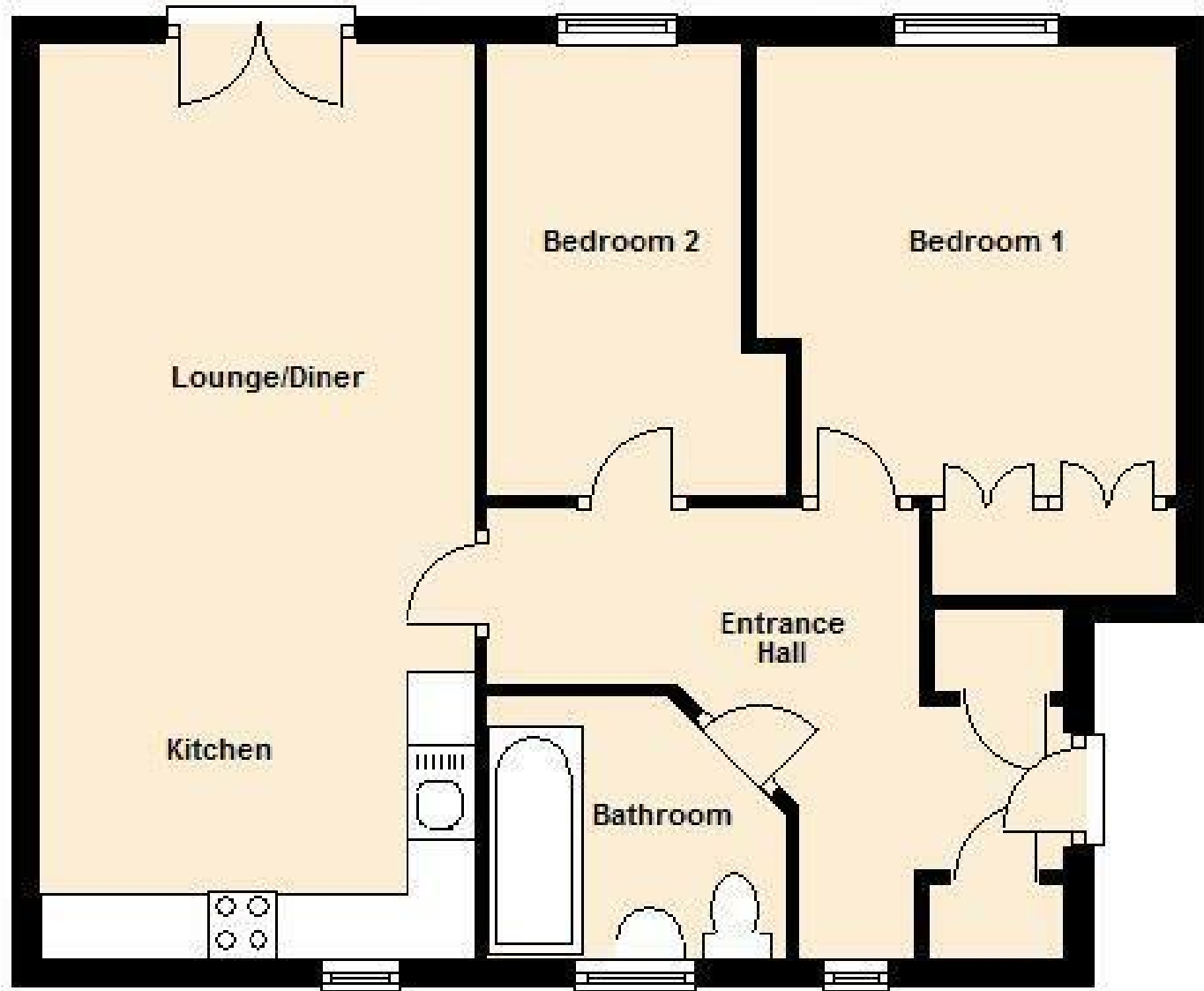




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

Ground Floor

Approx. 52.8 sq. metres (567.8 sq. feet)



NEWTON
FALLOWELL

t: 01163440110

e: syston@newtonfallowell.co.uk

www.newtonfallowell.co.uk



48