



**Dudley Whenham Close, Syston**  
Leicester, Leicestershire, LE7 1GL

**NEWTON**FALLOWELL 

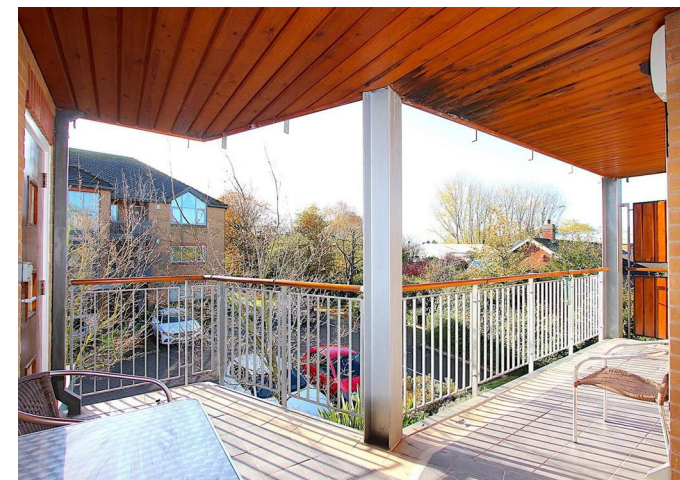
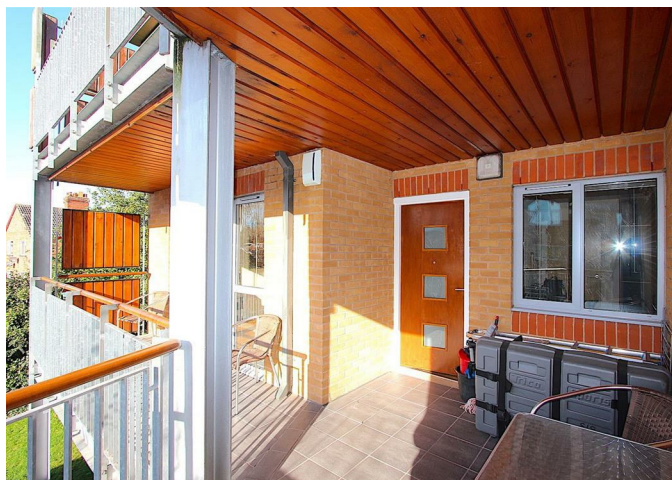
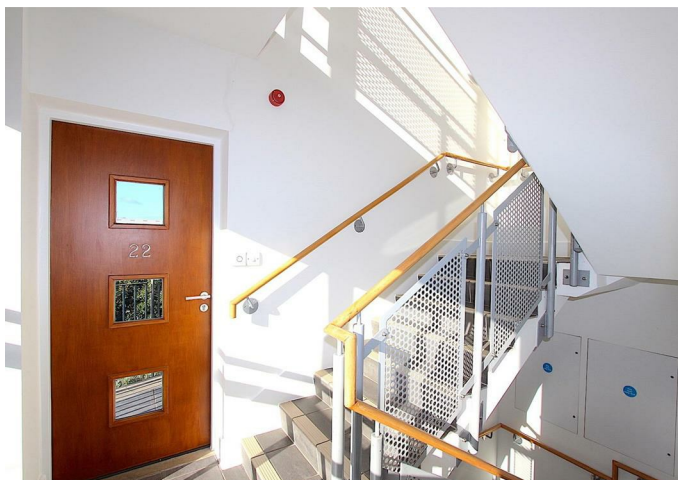
**Dudley Whenham Close, Syston**  
**Leicester, Leicestershire, LE7 1GL**  
**£185,000**

Enjoying the use of an allocated parking space with further parking for visitors, fall in love with this two double bedroomed first floor apartment offering a contemporary interior, ideal for first time buyers or someone looking to downsize from a larger family home. The gas centrally heated and double glazed accommodation includes an entrance hallway, open plan living kitchen diner, master bedroom with en-suite bathroom and balcony, further double bedroom and shower room. The apartment is entered via secure communal area and forms part of a private gated development within easy walking distance of the town centre. An early viewing is strongly recommended to avoid disappointment.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(82 plus) A			
(61-81) B			
(39-60) C			
(15-40) D			
(1-38) E			
(1-38) F			
(1-29) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



## Building

Access to the property is via a secure communal front entrance door with keyboard system. An inside staircase gives access to the apartment.

## Accommodation

Hardwood and glazed private access door leading to exclusive balcony area with safety railing. A door leads to the:

## Entrance Hall

The entrance hallway offers a central heating radiator, consumer unit, intercom phone system and doors giving access to all the accommodation.

## Open Plan Living Kitchen Diner

33'2" x 11'8" (10.11m x 3.56m)

Upon entry from the hallway, you walk into the lounge diner affording space for both comfortable sitting and formal dining. With a side elevation window, door to the front balcony and central heating radiators. Open access leads through to the kitchen area fitted with a range of wall mounted and base units with complementary work surfaces over and tiled splashbacks. Features include an inset 1.5 sink and drainer unit with mixer tap, built in oven with hob and extractor hood above, wall mounted central heating boiler, integrated fridge freezer, dishwasher and washing machine. With a built in airing cupboard and rear elevation window.

## Master Bedroom

12'3" x 12'10" max (3.73m x 3.91m max)

The master bedroom is presented with carpet flooring. Having a central heating radiator, two double glazed windows and door to the rear balcony perfect for outdoor sitting. A door leads to the:

## En-suite Bathroom

8'6" x 6'6" (2.59m x 1.98m)

Fitted with a three piece suite comprising a bath with shower unit over and screen, wash hand basin and wc, all with complementary tiling. There is a chrome heated towel rail, obscure window and extractor fan.

## Bedroom Two

11'2" x 8'7" (3.40m x 2.62m)

A second double room offering carpet flooring, central heating radiator and front elevation window.

## Shower Room

4'9" x 8'6" (1.45m x 2.59m)

Fitted with a three piece suite comprising a shower cubicle, wash hand basin and low level wc, with complementary tiling. Having a chrome heated towel rail, spotlighting and extractor fan.

## Outside

Situated within walking distance to Syston Town centre, the development is accessed via electric gates and benefits from the use of a parking space, as well as ample visitor parking. The development also benefits from communal gardens comprising lawned areas and beds of specimen shrubs, bushes and evergreen borders.

## To Find The Property

From our office in Syston, proceed down Melton Road. Take an eventual right turning onto Broad Street. Continue along. Broad Street becomes Brook Street. The development can be found on the left hand side.

## Tenure

Leasehold with vacant possession upon completion.

## Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX (Tel: )- Tax Band C. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

## Viewing Arrangements

Viewings are strictly by appointment only.



## Money Laundering

In line with current money laundering regulations, prospective buyers will be asked to provide us with photo I.D. (e.g. Passport, driving licence, bus pass etc) and proof of address (e.g. Current utility bill, bank statement etc). We ask for your cooperation in this matter as this information will be required before a sale can be agreed.

## Agents Note

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. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. All services and appliances have not and will not be tested by Newton Fallowell. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. We retain the copyright in all advertising material used to market this Property.

## Thinking of Selling Your Home?

If you have a house to sell then we would love to provide you with a free no obligation valuation.



