



**187 Barkby Road, Syston**  
Leicester, Leicestershire, LE7 2AJ

**NEWTON**FALLOWELL 

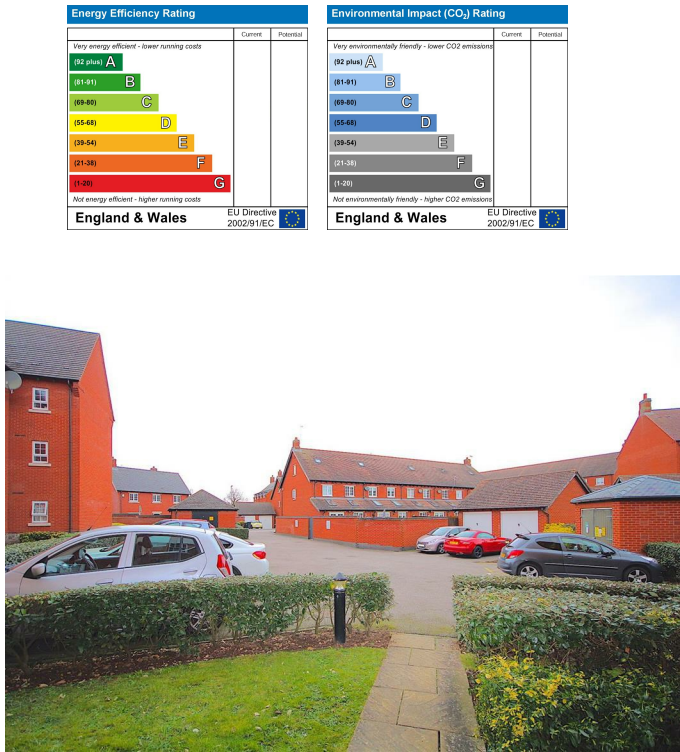


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Offers In Excess Of £125,000

This contemporary ground floor apartment is located in the desirable 'Chestnuts' development in Syston and is being sold with no upward chain. The gas centrally heated and double glazed accommodation includes an entrance hall with storage space, open plan living kitchen diner with dual aspect glazing, two bedrooms and a bathroom, surrounded by maintained communal gardens with an allocated parking space too.



### Communal Entrance

The property is found within a modern block built by David Wilson in 2007 with a communal entrance door with code entry system and burglar alarm. The front door then opens to the:

### Entrance Hall

Having built in storage cupboards, wood effect flooring and internal doors to the rest of the accommodation.

### Open Plan Living Kitchen Diner

10'6" x 22'11" (3.20m x 6.99m)

The kitchen features an integrated oven/grill, four ring hob with extractor above, space for a full height fridge freezer an inset sink with mixer tap and drainer and space for two further appliances. There is also a combination boiler fitted. Enjoying an open plan layout with the adjacent kitchen, the living area affords plenty of space for both seating and dining areas with dual aspect windows providing lots of lighting including a walk in bay to the front elevation.

### Bedroom One

10'10" x 13'1" (3.30m x 3.99m)

A double room offering a built in wardrobes, window to the front elevation, carpet flooring and a central heating radiator.

### Bedroom Two

6'7" x 11'1" (2.01m x 3.38m)

With a window to the front elevation, carpet flooring and a central heating radiator.

### Bathroom

7'0" x 6'3" (2.15 x 1.93)

Fitted with a contemporary three piece suite comprising a panel bath with shower attachment and screen. pedestal wash basin and low level wc, all with complementary tiling. There is also an obscure window to the rear elevation.

### Outside

The property as mentioned is found in a David Wilson block surrounded by communal gardens and has an allocated parking spot.

### To Find The Property

From our office on Melton Road in Syston proceed North, turning sharp right onto Barkby Road where the property can be found on the right hand side as identified by the agent's for sale board.

### Services, Tenure And Council Tax

All mains services are available and connected to the property which is gas centrally heated. The apartment is leasehold. Charnwood Borough Council - Tax Band B. 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.

### Need Independent Mortgage Advice?

We are pleased to introduce the Mortgage Advice Bureau, who work with Newton Fallowell Estate Agents to provide our customers with expert mortgage advice. They have access to thousands of mortgages, including exclusive deals not available on the high street. Their award-winning advice is tailored to your circumstances, whether you're looking to take your first steps on the property ladder, moving home, or even investing in a buy-to-let property. They can help find the right mortgage for you and support your application every step of the way. To speak with our expert 'in branch' adviser Ashley Mellors, please contact our office.

Please note that when making an offer, if you are taking out a mortgage, you will also be asked to have a no obligation chat with our 'in branch' mortgage adviser to confirm your affordability. We ask for your cooperation in this matter.

### 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 firm's 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.

### Referrals

Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers and we will receive a referral fee should you decide to use them to sell or purchase a property. We can also refer you to a surveyor and mortgage adviser and we will receive a referral fee should you use their services. If you require more information regarding our referral programmes, please ask at our office.

### Free Property Valuations

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

