



**School Street, Syston**

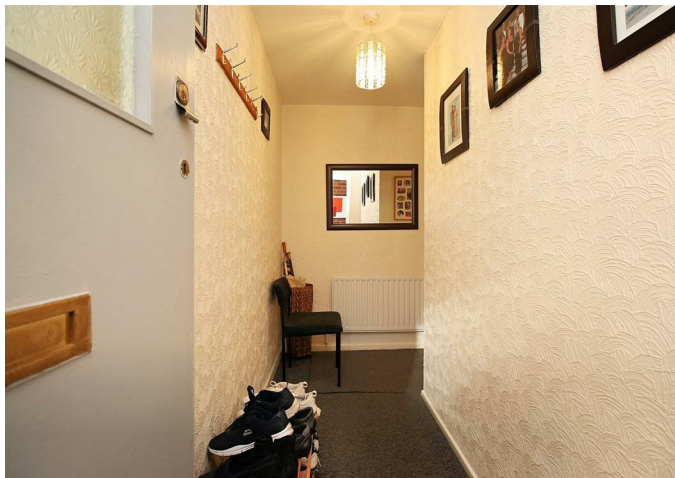
Leicester, Leicestershire, LE7 1BT



# School Street, Syston Leicester, Leicestershire, LE7 1BT Chain Free £110,000

Situated within the heart of Syston town centre with elevated views, this one bedroom first floor apartment would make an ideal starter home or investment purchase. Enjoying the use of a car park only for residents, the accommodation includes a communal entrance with telecom entry, an entrance hall, living area open with the kitchen, a double bedroom, useful storage room/walk in wardrobe and a bathroom with a three piece suite. Available with no upward chain, an early viewing is strongly recommended.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating																													
Current	Potential	Current	Potential																												
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<small>Not energy efficient - higher running costs</small> <b>England &amp; Wales</b> EU Directive 2002/91/EC		<small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small> <b>England &amp; Wales</b> EU Directive 2002/91/EC																													



### Accommodation

Communal entrance door with telecom entry system which leads to entrance hall and staircase which rises to the apartment where a front entrance door leads to the:

### Entrance Hall

The entrance hall is presented with carpet flooring, with a central heating radiator and internal doors to the rest of the accommodation.

### Open Plan Living Kitchen

**19'6" max x 12'9" max (5.96m max x 3.89m max)**

Upon entry from the entrance hall, you walk into the living area which enjoys an open plan layout with the adjacent kitchen with dual aspect windows providing lots of light. The kitchen is fitted with a range of eye level and base storage units with roll edge work surfaces and tiled splashbacks. features that include an inset 1.5 sink and drainer with mixer tap, central heating boiler, space for cooker, washing machine and an under counter fridge. With two central heating radiators and two useful storage cupboards.

### Double Bedroom

**10'2" x 13'5" (3.10m x 4.09m)**

A double room offering a window to the front elevation, central heating radiator, ceiling fan and carpet flooring. A door leads to the:

### Storage Room

**5'1" x 6'6" (1.57m x 1.99m)**

A useful room ideal for storage or could be made into a walk in wardrobe.

### Bathroom

**5'8" x 6'5" (1.74m x 1.97m)**

Fitted with a three piece suite comprising a bath with shower over, wash hand basin with storage beneath and a wc, with partly tiled walls.

### Outside

The property is found within the heart of Syston town centre with excellent access to shops amenities and transport links with elevated views of Syston park and the mature trees that surround the brook. The apartment also offers the use of a car park.

### Tenure & Council Tax

We understand the property to be leasehold with vacant possession upon completion. Term: 125 Years from 4 December 1989. We have been advised that the current seller is paying approximately £147.71 per quarter service charge. Charnwood Council - Tax Band A. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.

### Viewings 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, 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.

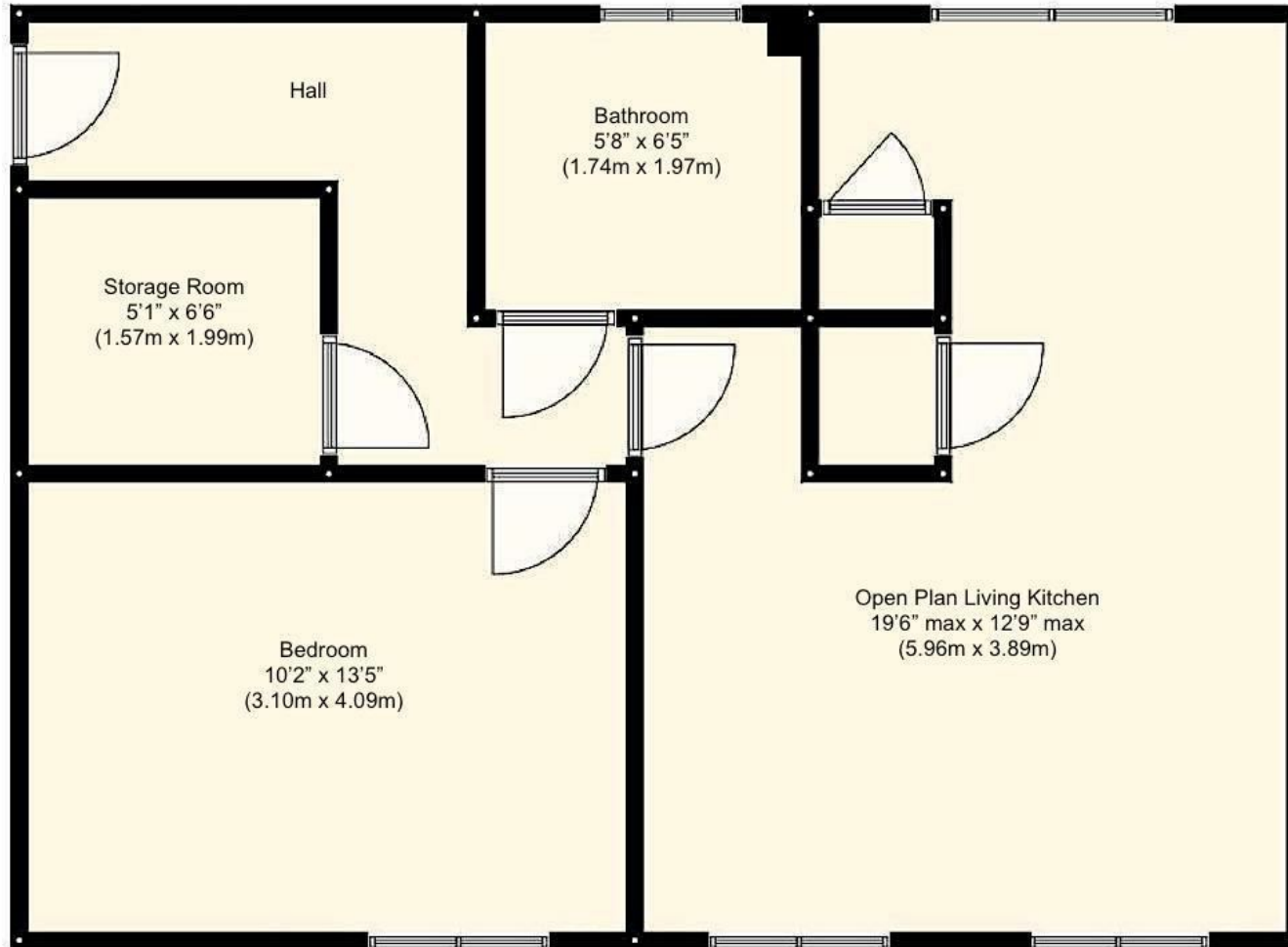
### Referrals

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.







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SCHOOL STREET