



**Forge Court, Syston**  
Leicester, Leicestershire, LE7 2DX

**NEWTON**FALLOWELL 



## Forge Court, Syston

Leicester, Leicestershire, LE7 2DX

Chain Free **£129,950**

Situated on a modern retirement development, this one bedroom first floor flat offers a superb lifestyle choice for those looking to downsize and is available with no upward chain. Just a short walk from the shops and amenities in Syston centre, the complex offers a fantastic social environment with the benefits of parking, a secure entry system, 24 hour emergency call system, guest facilities and a resident scheme manager. The double glazed and electrically heated flat briefly comprises of an entrance hall, lounge diner, kitchen, bedroom and shower room. It is a condition of purchase that residents are to be 60 years and over, or in the event of a couple, one must be over the age of 60 years and the other over 55 years. An internal inspection is essential to truly appreciate the accommodation on offer.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		84	85
(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		77	77
(61-81) B			
(49-60) C			
(35-48) D			
(19-34) E			
(11-18) F			
(1-10) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





### Accommodation

Front entrance door opens into the:

### Entrance Hall

With a phone entry system, carpet flooring and doors to the majority of the apartment.

### Lounge Diner

19'7" x 10'8" (5.97m x 3.25m)

The principal living spaces offers space for both sitting and dining, with lots of natural light provided by a window overlooking the communal gardens. With carpet flooring, storage heater, electric fire and glazed doors to the:

### Kitchen

8'5" approx x 7'5" approx (2.57m approx x 2.26m approx)

Fitted with a range of eye level and based storage units, with features including an integrated 'Electrolux' oven, four ring 'Electrolux' electric hob with extractor hood above, inset stainless steel sink with hot and cold taps and drainer and space for under counter appliances. There is also window overlooking communal gardens.

### Bedroom

15'7" max x 9'11" max (4.75m max x 3.02m max)

Featuring built in wardrobes, there is a window overlooking communal gardens, carpet flooring, storage heater and coving.

### Shower Room

6'8" x 5'6" (2.03m x 1.68m)

Fitted with a three piece suite comprising a walk in shower cubicle, wash basin and low level WC. Having an extractor fan.

### Storage Room

2'7" x 6'3" (0.79m x 1.91m)

Surprising in size, the useful storage cupboard offers a consumer unit, carpet flooring, hot water cylinder and coving.

### Communal Areas

Forge Court provides an ideal lifestyle choice for those looking to downsize and enjoy a pleasant social environment without any of the stresses of property maintenance. The development includes a range of communal living areas, an activity room and maintained communal gardens which are available for residents to use, as well as the option of guest facilities for visitors. Additional benefits include a resident scheme manager, 24 hour emergency call system, secure main door entry system creating a safe and secure environment. It is a condition of purchase that residents are to be 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

### To Find The Property

From our office on Melton Road in Syston proceed North, cross over the mini-roundabout and continue along. Forge Court is located just after the doctors.

### Tenure

Leasehold with vacant possession upon completion.

### Council Information

Charnwood Borough Council, Council Offices, Southfield Road, Loughborough, LE11 2TX (Tel: )- Tax Band A. 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.







