

EPC: C

Melton Road, Syston, Leicester

Asking Price: £160,000

Spencers
Established 1846






ARLEN
COURT
1372


6





Well-presented two bedroom first floor apartment with allocated parking and garage en-bloc, featuring modern accommodation and spacious open-plan living

Situated within Arlen Court in Syston, this well-presented two bedroom first floor apartment offers bright and practical accommodation, complemented by allocated resident parking and a garage en-bloc.

The property is accessed via a shared entrance hall and staircase, leading to a useful communal cloakroom area outside the apartment, providing convenient space for coats and shoes.

Upon entering, an entrance hall benefits from a useful storage cupboard and provides access to the principal accommodation. The spacious open-plan lounge diner enjoys excellent natural light from two front-facing windows and features gas central heating radiators, creating an inviting living and entertaining space.

The modern fitted kitchen overlooks the rear aspect and is equipped with a range of contemporary units, a single oven, sink positioned beneath the window, and space for both a washing machine and fridge freezer. The gas boiler, approximately one









Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£0**

Years Left on Lease: **992**

Ground Rent: **£1,200**

Viewing by appointment

T: 0116 260 9550
E: syston@spencers.co.uk
1239 Melton Road, Syston, Leicester, LE7 2JT

Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

Spencers is a trading name of Countrywide Estate Agents, Registered in England Number 00789476. Registered Office Greenwood House, 1st Floor, 91-99 New London Road, Chelmsford, Essex, CM2 0PP. VAT number 500 2481 05

Code: SYS_SYS260312_R6PL_8

Spencers
Established 1846