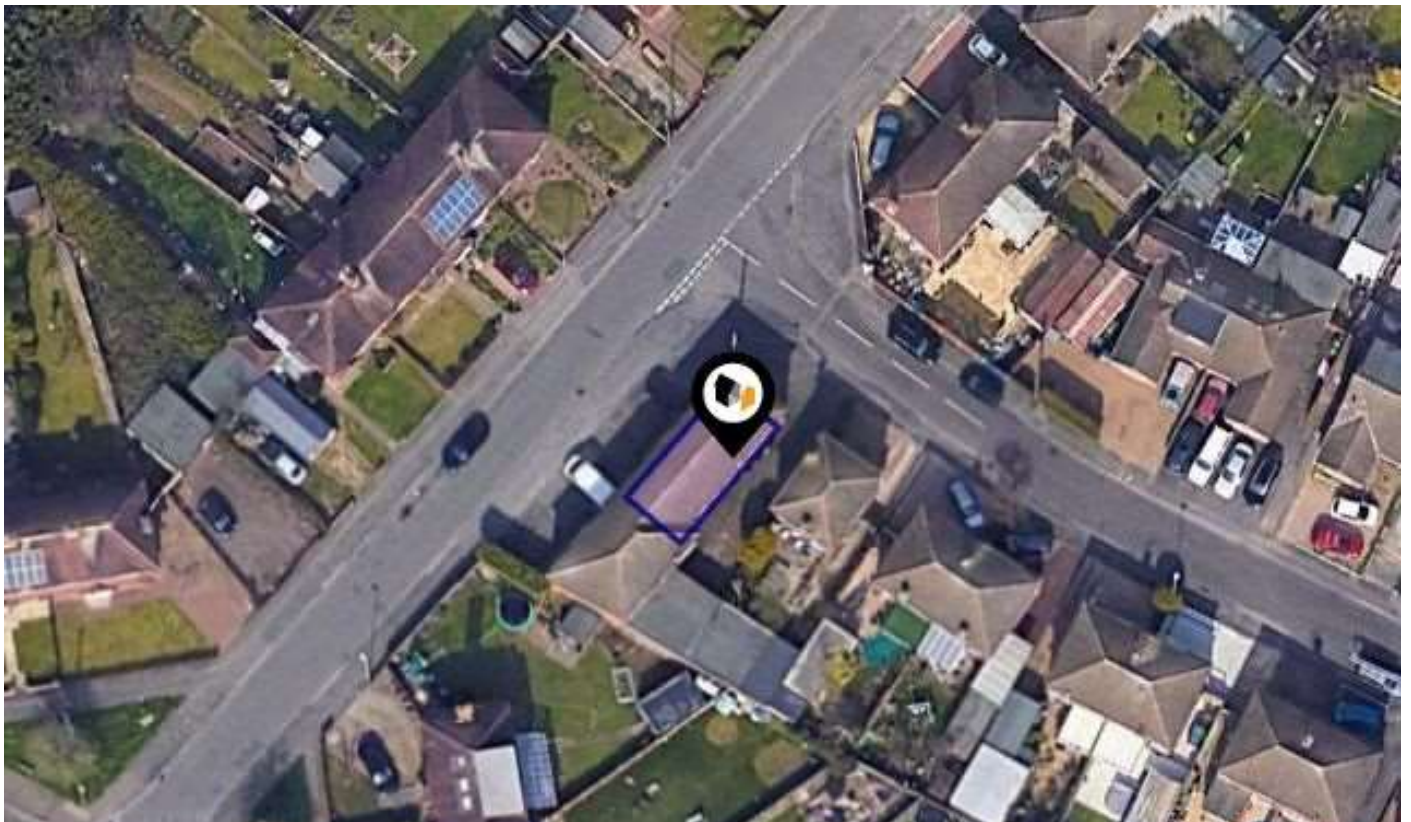




# KPF: Key Property Facts

An Analysis of This Property & The Local Area

Wednesday 22<sup>nd</sup> January 2025



**57A, EAST AVENUE, SYSTON, LEICESTER, LE7 2EJ**

## Landwood Group

77 Deansgate Manchester M3 2BW

0161 710 2010

Emma.judge@landwoodgroup.com

<https://landwoodgroup.com/>





## Property

<b>Type:</b>	Flat / Maisonette	<b>Last Sold Date:</b>	11/07/2008
<b>Bedrooms:</b>	2	<b>Last Sold Price:</b>	£67,500
<b>Floor Area:</b>	678 ft <sup>2</sup> / 63 m <sup>2</sup>	<b>Last Sold £/ft<sup>2</sup>:</b>	£99
<b>Plot Area:</b>	0.02 acres	<b>Tenure:</b>	Leasehold
<b>Year Built :</b>	1976-1982	<b>Start Date:</b>	10/07/2008
<b>Council Tax :</b>	Band A	<b>End Date:</b>	01/01/2133
<b>Annual Estimate:</b>	£1,480	<b>Lease Term:</b>	125 years from and including 1 January 2008
<b>Title Number:</b>	LT411953	<b>Term Remaining:</b>	108 years
<b>UPRN:</b>	100030415284		

## Local Area

<b>Local Authority:</b>	Leicestershire
<b>Conservation Area:</b>	No
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>16</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

### Mobile Coverage: (based on calls indoors)



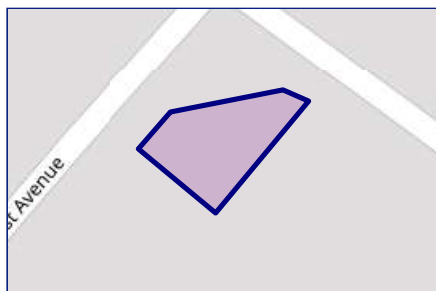
### Satellite/Fibre TV Availability:



# Property Multiple Title Plans

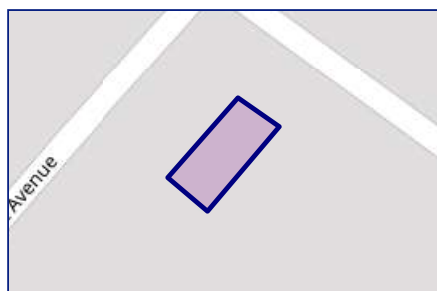
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## Freehold Title Plan



**LT20781**

## Leasehold Title Plan



**LT411953**

Start Date: 10/07/2008  
End Date: 01/01/2133  
Lease Term: 125 years from and including 1 January 2008  
Term Remaining: 108 years

# Property EPC - Certificate

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57a, East Avenue, Syston, LE7 2EJ

Energy rating

**D**

Valid until 19.01.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		78   <b>C</b>
55-68	<b>D</b>	55   <b>D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

# Property

## EPC - Additional Data

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### Additional EPC Data

<b>Property Type:</b>	Flat
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Floor Level:</b>	1st
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing, unknown install date
<b>Previous Extension:</b>	0
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, as built, partial insulation (assumed)
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 100 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	(another dwelling below)
<b>Total Floor Area:</b>	63 m <sup>2</sup>



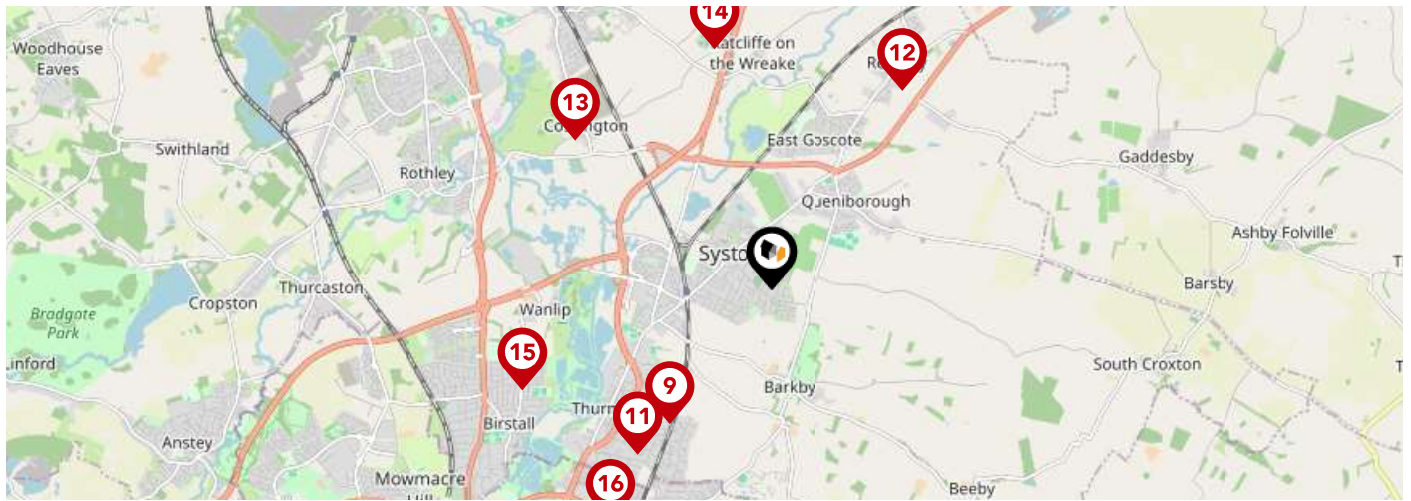
# Area Schools

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		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Wreake Valley Academy</b> Ofsted Rating: Good   Pupils: 1048   Distance:0.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>St Peter and St Paul Church of England Academy</b> Ofsted Rating: Good   Pupils: 416   Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>The Merton Primary School</b> Ofsted Rating: Good   Pupils: 416   Distance:0.54	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Queniborough Church of England Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Broomfield Community Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.11	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>The Pochin School</b> Ofsted Rating: Outstanding   Pupils: 136   Distance:1.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>The Roundhill Academy</b> Ofsted Rating: Requires improvement   Pupils: 794   Distance:1.38	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Bishop Ellis Catholic Voluntary Academy</b> Ofsted Rating: Good   Pupils: 236   Distance:1.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area Schools

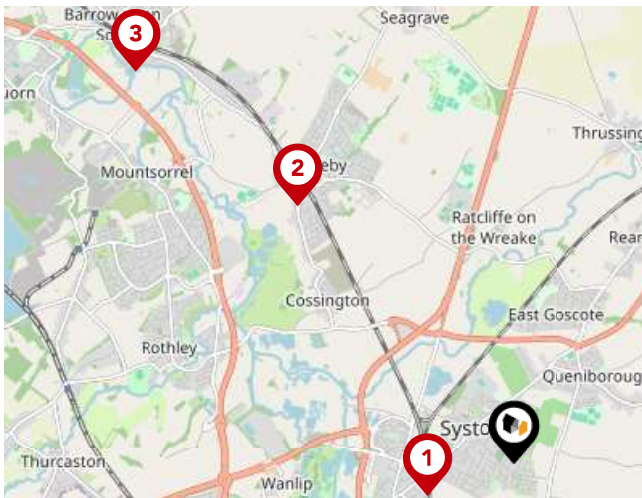


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Eastfield Primary School</b> Ofsted Rating: Requires improvement   Pupils: 342   Distance:1.51</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Church Hill Church of England Junior School</b> Ofsted Rating: Good   Pupils: 292   Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>Church Hill Infant School</b> Ofsted Rating: Good   Pupils: 164   Distance:1.91</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>St Michael &amp; All Angels Church of England Primary School</b> Ofsted Rating: Good   Pupils: 83   Distance:2.14</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Cossington Church of England Primary School</b> Ofsted Rating: Good   Pupils: 103   Distance:2.21</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Ratcliffe College</b> Ofsted Rating: Not Rated   Pupils: 917   Distance:2.22</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>The Cedars Academy</b> Ofsted Rating: Good   Pupils: 994   Distance:2.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Sandfield Close Primary School</b> Ofsted Rating: Good   Pupils: 271   Distance:2.53</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

# Area

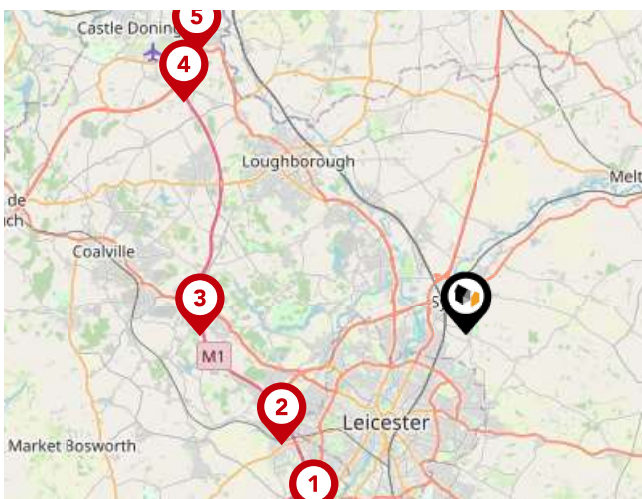
## Transport (National)

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### National Rail Stations

Pin	Name	Distance
1	Syston Rail Station	0.82 miles
2	Sileby Rail Station	3.02 miles
3	Barrow upon Soar Rail Station	4.89 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M1 J21	8.72 miles
2	M1 J21A	7.74 miles
3	M1 J22	9.57 miles
4	M1 J23A	13.08 miles
5	M1 J24	13.96 miles



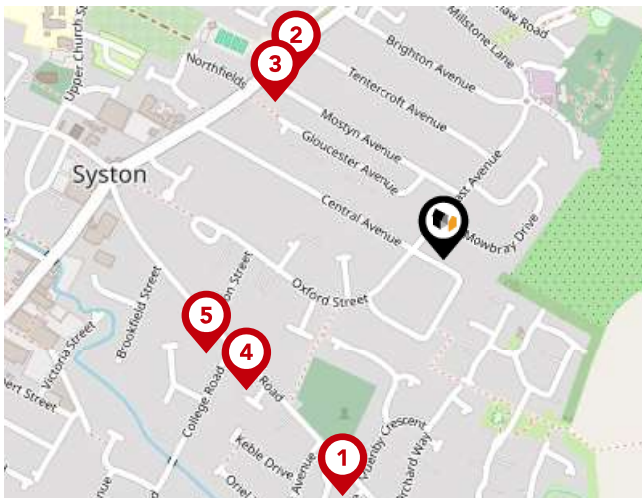
### Airports/HELIPADS

Pin	Name	Distance
1	East Mids Airport	14.2 miles
2	Baginton	28.66 miles
3	Birmingham Airport	32.78 miles
4	Finningley	54.16 miles



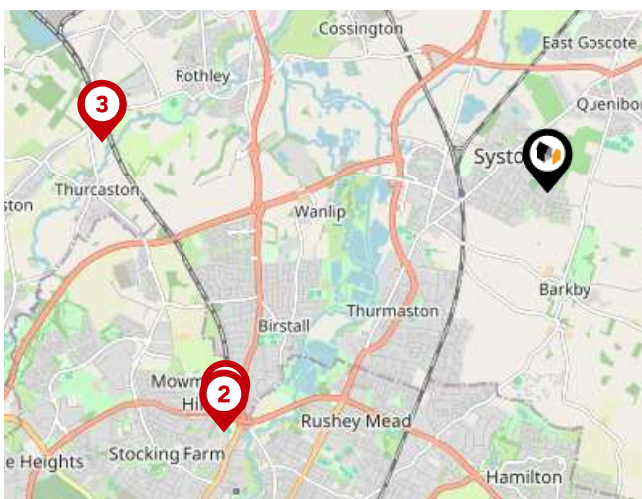
# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Quenby Crescent	0.29 miles
2	Tentercroft Avenue	0.27 miles
3	Tentercroft Avenue	0.26 miles
4	College Road	0.26 miles
5	College Road	0.29 miles



### Local Connections

Pin	Name	Distance
1	Great Central Railway	3.56 miles
2	Leicester North (Great Central Railway)	3.63 miles
3	Rothley (Great Central Railway)	4.03 miles

# Landwood Group

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