

JAMES
SELLICKS

26 The Pick Building

LEICESTER CITY CENTRE



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Wellington Street
Leicester
LE1 6HB

A unique three bedroom duplex apartment located within in this renowned conversion of the former Pick knitwear factory, boasting over 200 square metres of accommodation retaining many original features including maple flooring throughout, tall ceiling heights, exposed brickwork and large re-glazed steel framed windows.

Communal entrance hall • private entrance hall • open plan living area with dining, sitting and kitchen areas • generous master bedroom • en-suite • two further double bedrooms • bathroom • one secure allocated parking space • EPC - C

Location

The Pick Building is an impressive building located in the heart of the city centre, providing excellent access to the professional quarters, the Leicester and de Montfort Universities, the Royal Infirmary and the railway station offering mainline access into London St. Pancras in just over one hour. The city's Cultural Quarter including Curve Theatre and Phoenix Square Cinema are within walking distance, along with an abundance of restaurants, bars and shopping amenities.

Accommodation

A communal entrance hall houses the stairs and lifts to all floors and access to a spacious private entrance hall. Bedroom three is the first bedroom approached, a double room with exposed brickwork. The spacious master bedroom enjoys an abundance of light by virtue of the large windows, and an en-suite bathroom with a three piece suite comprising a low flush WC and a pedestal wash hand basin, electric shaver point, heated chrome towel rail, part tiled walls and tiled flooring. A wooden 'S' shaped staircase leads down to the kitchen and a door leads to a mezzanine over the kitchen, currently used as an office, with metal railings and a small decorative viewing gallery. Steps lead to a further shower room providing a modern three piece suite comprising an enclosed WC, a pedestal wash hand basin and a tiled shower cubicle, exposed brickwork, a window to the side and laminate flooring. Bedroom two is also a double room, with exposed brickwork and a window to the front.

The superb open plan living/dining area/kitchen is flooded with light from windows to the front and rear elevation, has exposed brickwork and boasts an extensive range of eye and base level units with ample preparation surfaces and breakfast bar space, an undermounted sink with mixer tap, integrated Rangemaster oven with gas hob and stainless steel extractor fan, Blomberg dishwasher, plumbing for fridge-freezer, maple wood flooring throughout, ceiling spotlights and a door to the side elevation leading to the car park area. There is a utility room providing plumbing for an automatic washing machine and plenty of storage, and a cloakroom with a two piece suite.





Parking

There is one allocated parking space entered via remote controlled gates.

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST** be verified by potential Purchaser's Solicitor.

Lease Term : 125 years from 1999

Ground Rent : £150 per annum

Service Charge : Approximately £1,600 per annum

Buildings Insurance: Approximately £815 per annum

Management Company : Leonard Trust Limited

Details supplied by vendor 7th August 2023.

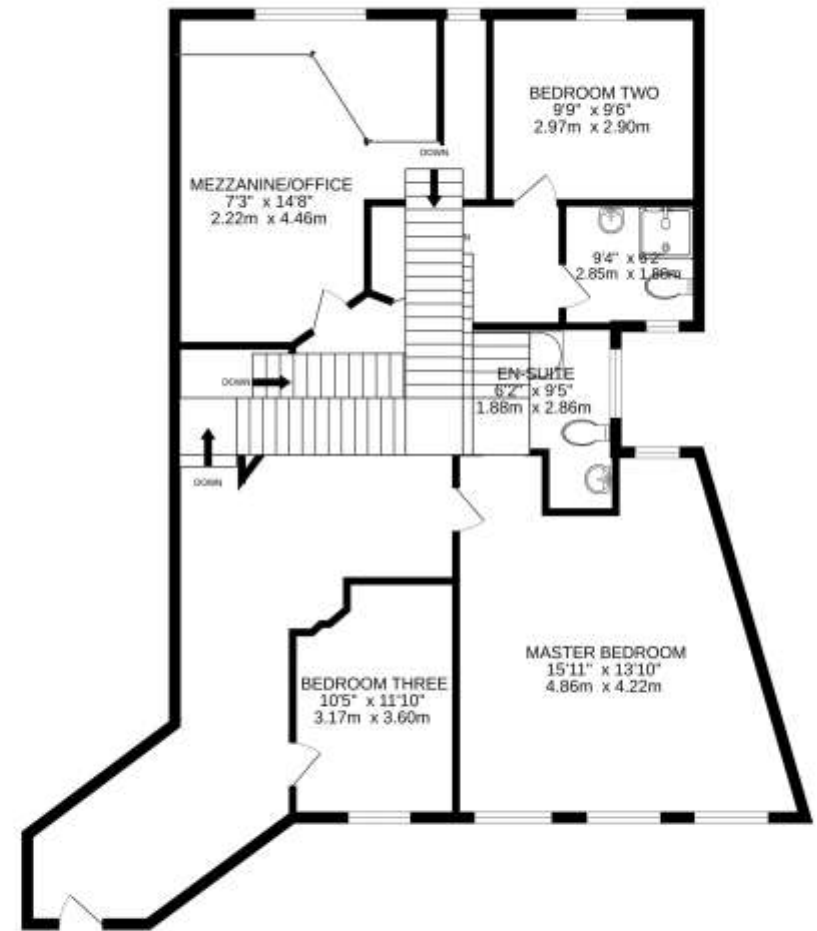
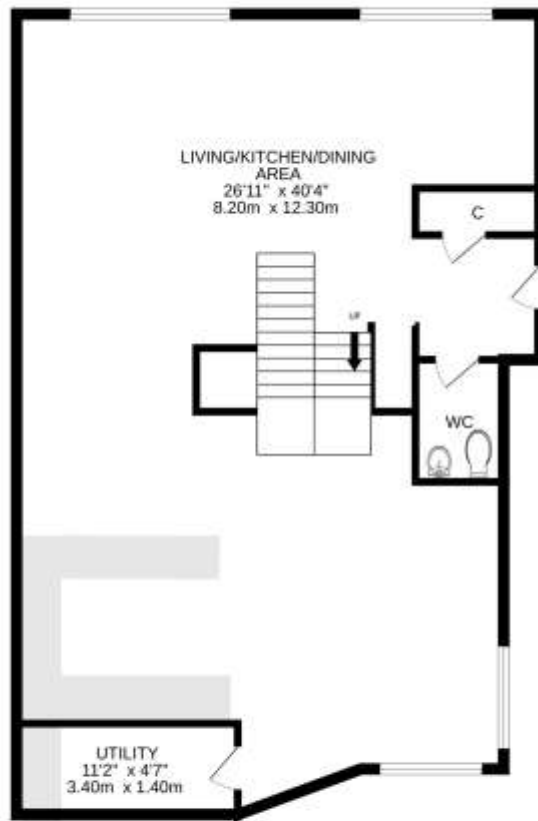
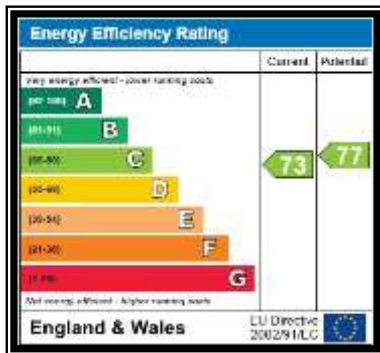
Tenure: Leasehold

Local Authority: Leicester City Council

Tax Band: F







26 The Pick Building, Wellington Street, Leicester LE1 6HB
 Total Approximate Gross Internal Floor Area = 2174 SQ FT / 202 SQ M
 Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

