

JAMES
SELLICKS

14, SCRAPTOFT HALL

CHURCH HILL, SCRAPTOFT
LEICESTER, LE7 9TW

PRICE: £250,000



14 Scraptoft Hall, Church Hill, Scraptoft, Leicester LE7 9TW

A rare opportunity to acquire a piece of Britain's heritage, in this stunning two bedroom apartment located on the first floor of Scraptoft Hall, a Grade II* Listed Country Manor House built in 1723 by local MP James Wigley, who also laid out the ornamental lake and gardens in the mid-18th Century.

Intruder alarm • video door entry • period joinery and finishes • restored timber panelling • underfloor heating • Georgian sash windows with conservation double glazing • communal and private entrance halls • open plan sitting/dining room • individually designed kitchen with integrated appliances • two bedrooms • high specification bathroom • acoustic and thermal insulation to modern standards • secure basement storage • one allocated parking space • mature landscaped communal gardens • Claire-Voie • historic lake • EPC - C

Location

Scraptoft Hall is one of the finest examples of Georgian Hall architecture in the Country, having been fully restored to its former glory and now housing six beautiful, individual one and two bedroom apartments, a penthouse covering the entire upper floor and a conversion of the music room wing with dramatic views of the historic southern lawns and vista.

The setting to the Hall is provided by Scraptoft Church, a Grade I Listed Building in its own right and the 'Claire-Voie' which protects the open view of the Hall from the west through the iconic screen gates.

Accommodation

The hall is entered via a stunning communal entrance hall with marble floor. Apartment 14 is entered via a private entrance hall with cloaks and boiler cupboards, an elegant south-west facing sitting/dining room with beautiful windows, a contemporary dining kitchen with high specification fitments enjoying views down the original driveway, two bedrooms and a very high specification bathroom.

Parking

The property has one allocated parking space plus visitor's parking.

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.

Tenure: Leasehold. Lease Term : 215 years from 2014 (205 years remaining)

Ground Rent : £0 per annum

Service Charge : Approximately £,1597 per annum

Buildings Insurance : £919 per annum

Management Company : Orchard Property Management / Scraptoft Hall RTMCo Ltd

Local Authority: Harborough District Council, Tax Band: C

Details supplied by vendor 29th January 2024



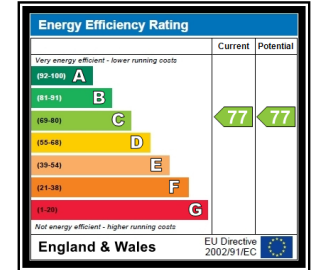
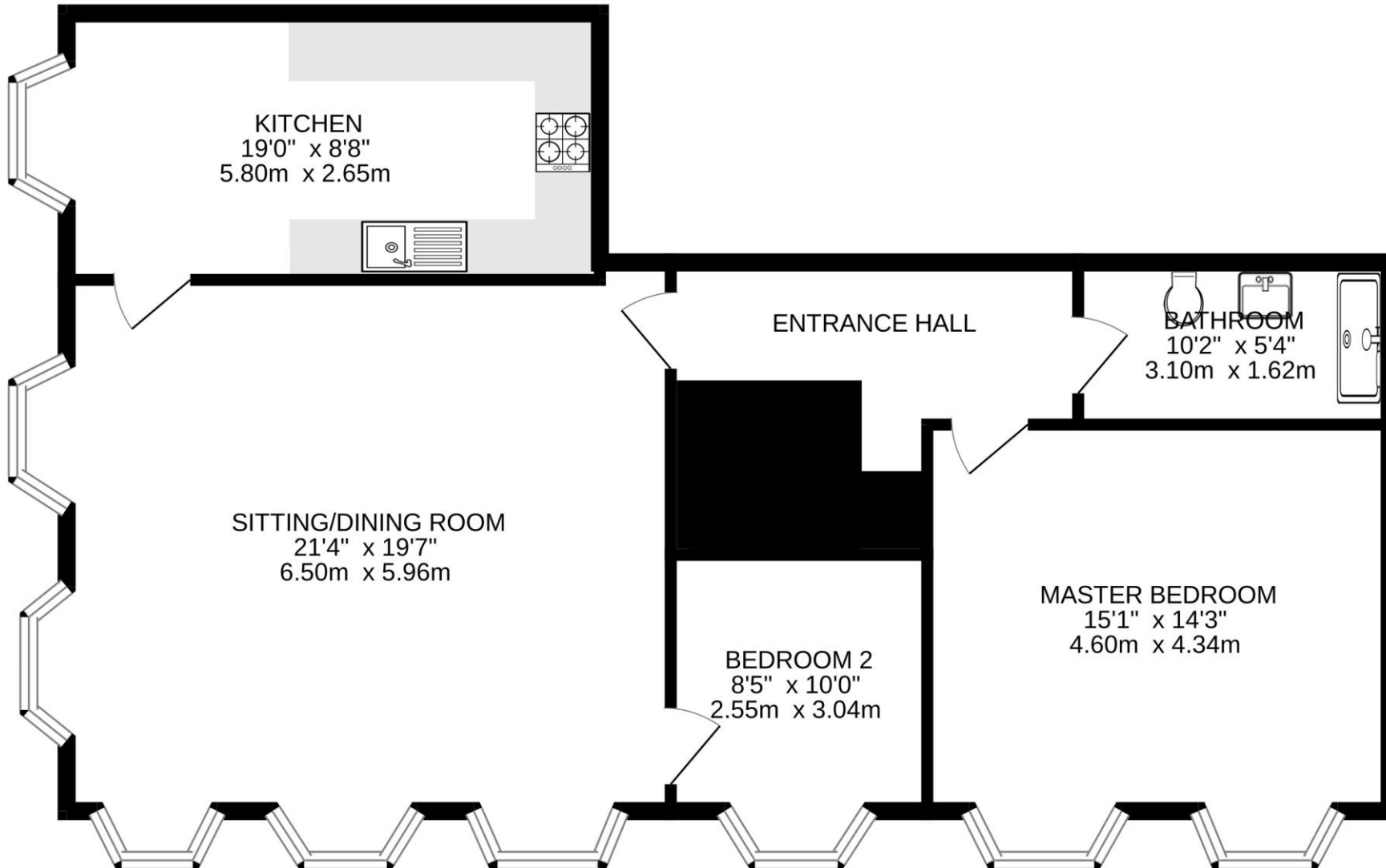




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Total Approximate Gross Internal Floor Area = 914 SQ FT / 85 SQ M

Measurements are approximate.
Not to scale. For illustrative purposes only.



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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.



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