

JAMES
SELLICKS

APARTMENT 4

4 WEST WALK, LEICESTER, LE1 7AA



A stunning, two bedroom first floor apartment within this beautiful converted Victorian building, perfectly located in Leicester's city centre, just a stonethrow from the historic New Walk.

Private entrance hall • beautiful open plan kitchen with living/dining area • private terrace
• master bedroom • en-suite • bedroom two • bathroom • allocated parking • EPC - B

Location

The property is located towards the top of the leafy New Walk, just a short distance from Leicester city centre, giving excellent access to the Professional Quarters and mainline railway station with links to London St Pancras in just over an hour, along with the cultural quarter including Curve Theatre and the Phoenix Square Cinema, along with an abundance of bars, restaurants and shopping facilities; boutique shopping and dining can be found along the fashionable Queens Road shopping parade, a short walk away across Victoria Park.

Accommodation

The property is entered via an entrance hallway with wood laminate flooring and two useful storage cupboards. A beautiful open plan living kitchen runs the full length of the side wall, boasting an excellent range of white, contemporary high gloss fronted eye and base level units with ample granite preparation surfaces, an undermounted stainless steel sink with mixer tap over, integrated appliances including a Jacob wine cooler, AEG stainless steel oven, four-ring gas hob with stainless steel splashback and extractor unit above, dishwasher and fridge-freezer, engineered wood flooring and inset ceiling spotlights continue into the living /dining area housing the boiler (neatly boxed in behind the television point) and uPVC double glazed patio doors leading onto a paved terrace area with frosted glass screens providing privacy.

The master bedroom has a recessed storage area, built-in mirror fronted wardrobes, a window to the rear elevation and a high specification en-suite shower room with sanitary ware by Villeroy and Boch including an enclosed WC, an inset wash hand basin with storage beneath and a mirror over, a large glazed shower enclosure with rainforest and personal shower heads, inset ceiling spotlights, chrome heated towel rail, fully tiled walls and floor.

Bedroom two is also a double room, with a window to the rear elevation, built-in mirror fronted wardrobes. The bathroom also boasts sanitary ware by Villeroy and Boch, comprising an enclosed WC, an inset wash hand basin with storage beneath and a mirror over, a bath with glazed shower screen and shower over, inset ceiling spotlights, chrome heated towel rail, fully tiled walls and floor.

Outside

To the front of the property is a block paved area providing one allocated parking space. The apartment also enjoys a paved outside terrace area off the living/dining area, perfect for outdoor entertaining, with frosted glass panels providing privacy.

Tenure: Leasehold

Local Authority: Leicester County Council

Tax Band: C





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. (Details supplied by vendor April 2024).

Lease Term : 199 years from 2017 (191 years remaining)

Ground Rent : £250 per annum

Service Charge : Approximately £1,764 per annum (including Buildings Insurance)

Management Company : Butlins

Listed Status: None

Conservation Area: No

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Full fibre, 100mbps

Wayleaves, Rights of Way & Covenants: Yes, further information available on request.

Flooding issues in the last 5 years : None

Accessibility: The property is on the first floor, accessed via two flights of stairs.

Cladding: N/A

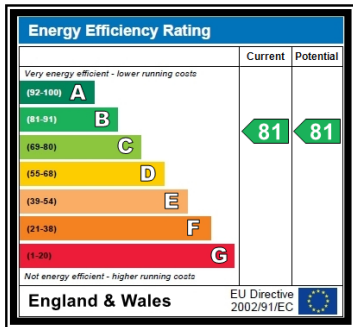
Planning issues: None known

Satnav Information

The property's postcode is LE1 7AA, and property number 4.



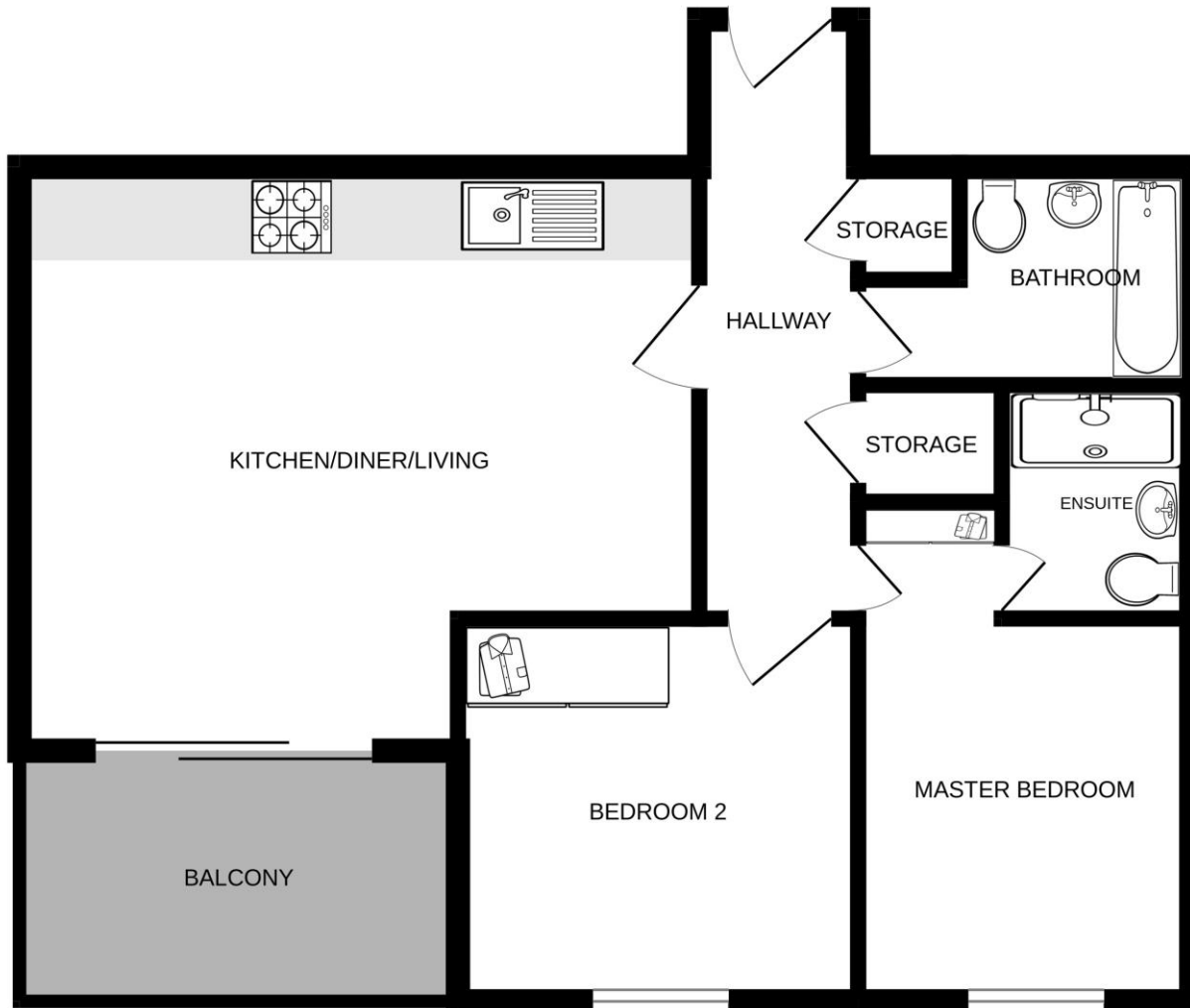




Apartment 4, 4 West Walk, Leicester LE1 7AA

Total Approximate Gross Internal Floor Area = 815 SQ FT / 75 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.

