

# JAMES SELICKS

FLAT 5, 1 SCHOLARS WALK

STONEYGATE, LEICESTER LE2 1RR

GUIDE PRICE: £300,000



A beautifully presented and spacious, two bedroom duplex apartment located over the first and second floors of this beautiful Grade II Listed former Victorian schoolhouse boasting many character features and a garage, in the fashionable suburb of Stoneygate.

The apartment is tenanted until 1<sup>st</sup> August 2024 achieving £1,200 per calendar month.

Communal entrance hall • private entrance hall • open plan sitting / dining room • kitchen • two large bedrooms • dressing room • bathroom • communal grounds • one allocated parking space • garage with power • EPC - E

### Location

Believed to have been built in 1859 and converted in 2018, Scholar's Walk is located in the heart of Stoneygate, popular for its ease of access to the city centre, professional quarters and mainline railway station, along with local day-to-day shopping found along the trendy Allandale Road, Francis Street and Queens Road parades.

### Accommodation

The building is entered via a stunning communal entrance housing the original staircase and intercom system. The apartment is entered via a private entrance hall with a window to the rear, housing the stairs to the first floor, intercom system, useful storage cupboard and a boiler/utility room (with plumbing for a tumble dryer). Bedroom two has large built-in wardrobes and a square bay window to the side. The large bathroom has a large sash window to the side and a three piece suite comprising an enclosed WC, wall hung wash hand basin, panelled bath with shower over and glass shower screen, ladder style heated towel rail, part tiled walls and tiled flooring. The open plan sitting/dining room has two windows overlooking the communal grounds, ceiling coving and rose, and is open to the kitchen, having a window to the side and a good range of eye and base level units and drawers, ample preparation surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap above and tiled splashbacks, integrated appliances include a stainless steel oven with four-ring induction hob and stainless steel extractor unit, integrated fridge, washing machine and dishwasher.

The stairs to the first floor have an attractive rooflight at the top and a door leading to a spacious landing area with built-in cupboard, open to a large dressing room (currently set up as a home office) with a rooflight, wood laminate effect flooring, built-in wardrobes with mirrored fronts and a concertina door into the fantastic, spacious master bedroom, having ceiling spotlights and a large sash window to the rear.

### Outside

The property has one allocated parking space plus a garage with power, and is set within beautiful, private, mature landscaped communal grounds.





#### 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:** Freehold

**Lease Term :** 999 years from 2004

**Ground Rent :** £None Payable

**Service Charge:** Approximately £3,700 per annum (including buildings insurance, gardening and cleaning of communal areas).

**Management Company :** Encore Estates Management

**Pets :** Not allowed

**Local Authority:** Leicester City Council, **Tax Band:** D

**Conservation Area:** No

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

**Broadband delivered to the property:** Fibre

**Wayleaves, Rights of Way & Covenants:** None known

**Flooding issues in the last 5 years :** None known

**Accessibility & Planning issues :** The apartment is on the first and second floors and there is no lift in the building.







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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

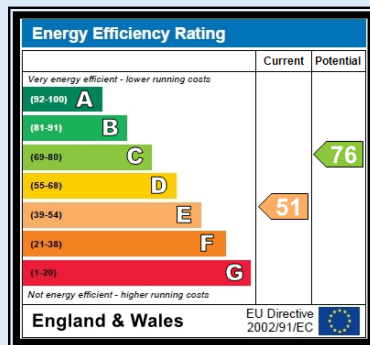
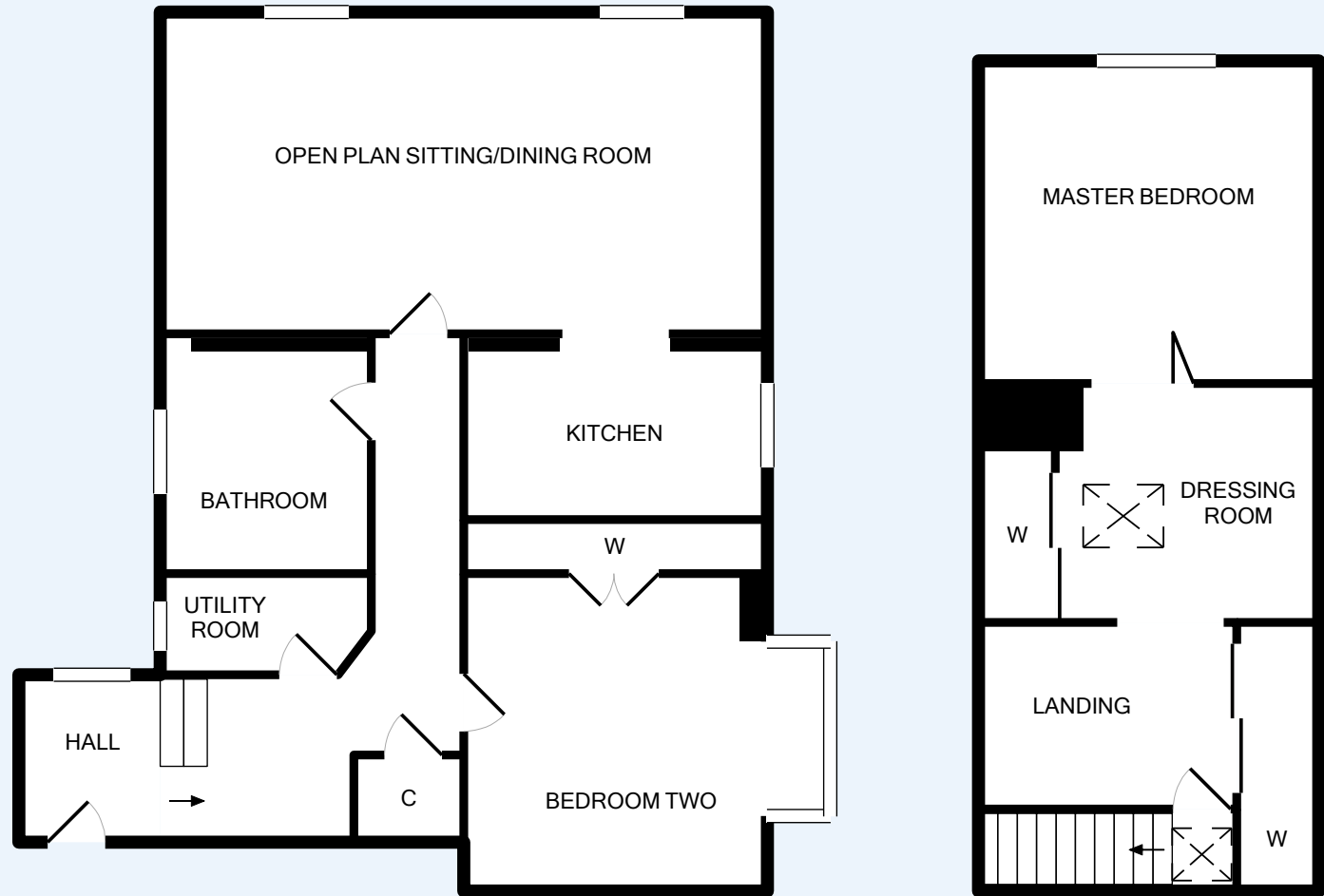
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**Measures and Other Information**

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.



**Flat 5, 1, Scholars Walk Stoneygate, Leicester, LE2 1RR**

Total Approximate Gross Internal Floor Area = 1259 SQ FT / 117 SQ M

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