

JAMES
SELICKS

12 SCRAPTOFT HALL

SCRAPTOFT, LEICESTER LE7 9TW



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This stunning one double bedroom apartment is located on the ground 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, and offers a rare opportunity to acquire a piece of Britain's heritage.

Georgian sash windows with conservation double glazing • intruder alarm • video door entry • period joinery and finishes • restored timber panelling • underfloor heating • individually designed kitchen • integrated Neff appliances • acoustic and thermal insulation • secure basement storage • mature landscaped gardens with Claire-Voie and historic lake • two designated parking spaces • EPC – D

LOCATION

The Hall houses six beautiful and individual 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. The Hall itself is the finest examples of Georgian Hall architecture in the Country and has been fully restored to its former glory by Scraptoft Hall Ltd.

ACCOMMODATION

The accommodation is entered via an elegant communal entrance hall with timber panelling and marble flooring, housing the post boxes and stairs to all floors. The private entrance hall houses a cloaks closet and further boiler cupboard. The beautiful south-west facing sitting room enjoys large sash bay windows providing an abundance of natural light. The dining kitchen boasts a good range of urban gloss fronted eye level units with under unit lighting, base level units and drawers with ample preparation surfaces, a one and a quarter bowl stainless steel sink and drainer unit with mixer tap over, high specification fittings and integrated Neff appliances and tiled flooring, enjoying views down the original driveway. The spacious double bedroom has a sash bay window. The high specification luxury bathroom provides a low flush WC, a contemporary wash hand basin with mixer tap and mirrored cupboard over, storage beneath, a large shower enclosure with drench shower head, inset ceiling spotlights, fully tiled walls and tiled floor.

Local Authority: Harborough, Tax Band: C

Conservation Area: Yes, Scraptoft

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

Broadband delivered to the property: to be confirmed

Wayleaves, Rights of Way & Covenants: None known

Flooding issues in the last 5 years : None known

Accessibility issues: The apartment is on the ground floor, no accessibility modifications known

Planning issues: None known

Lease information

Whilst we make every effort to ensure these details are correct, however they 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

Ground Rent: NONE PAYABLE

Service charge : Approximately £3,700 per annum

Management: Blue Property Investment UK Limited





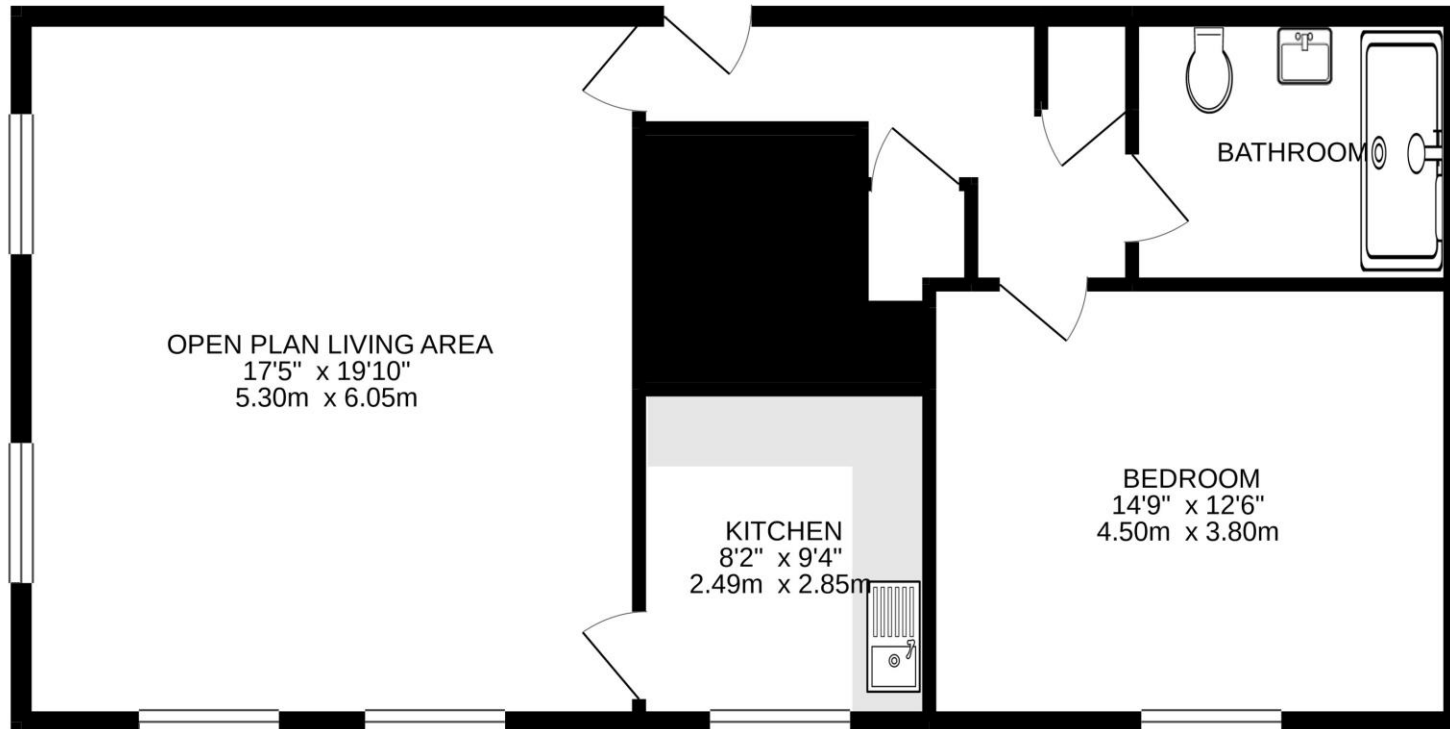
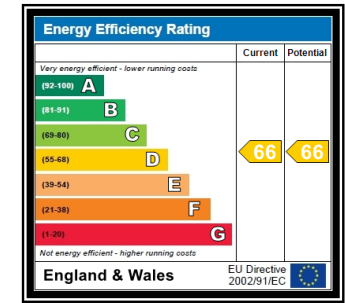
12 Scraftoft Hall, Church Hill, Scraftoft, Leicester LE7 9TW

Total Approximate Gross Internal Floor Area = 775 SQ FT / 72 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements 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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