

JAMES SELICKS

22 THE PICK BUILDING

WELLINGTON STREET LEICESTER, LE1 6HB

GUIDE PRICE: £295,000





Offered to the open market for the first time since conversion, a stunning and unique, architect designed two/three bedroom apartment, located on the south west corner of the fourth floor of the renowned former Pick knitwear factory, with views across to New Walk.

This lovely home boasts light, and spacious accommodation retaining many original features including beautiful maple flooring, exposed brick and ironwork and large, reglazed steel framed windows. This dual aspect penthouse apartment also has two spacious balconies. Innovative additions include external electric blinds on sensors, and three 'heat distributing' ceiling fans, making it warmer in Winter and cooler in Summer via air circulation.

Communal hall • private reception area • dining area • sitting room • two balconies • kitchen • master bedroom • en-suite • bedroom two • en-suite/utility • mezzanine office area/bedroom three • underground, private, secure parking • EPC - C

Location

This impressive redevelopment is widely considered to be the first real factory conversion to boast "New York" style loft apartments. Located in the heart of Leicester city centre, the area provides convenient access to the professional quarters and mainline railway station offering access to London St. Pancras in just over an hour, the Leicester and de Montfort Universities and the Royal Infirmary. The city's Cultural Quarter including Curve Theatre and Phoenix Square Cinema, along with an abundance of restaurants, bars and shopping facilities are just a short walk away.

Accommodation

The communal hallway houses postboxes, stairs and lifts to all floors. The apartment itself is entered via a solid wood front door reception area with clever storage, large windows with electric blinds and is open to a full-height dining area, which is flooded with natural light and offers further storage. Double doors lead into the sitting room, enjoying a vaulted ceiling, original ironwork and large full-length windows. From the sitting room French windows provide access to a generous south-west facing balcony. The kitchen boasts an excellent range of solid Ash base level units with deep drawers and solid wood preparation surfaces with inset glazed cupboards providing storage space and electric points. The uniquely designed kitchen highlights some of the stunning original features in this apartment with a Neff stainless steel oven built into the exposed brickwork and a wooden storage cupboard below. There is a Franke one and a quarter bowl stainless steel sink and drainer unit with Insinkerator and integrated appliances including an 18-setting Neff electric hob with Elica extractor unit above, an LG stainless steel combi-microwave with wooden surround, a Hotpoint fridge and a Siemens dishwasher set within a solid Ash and Cherry wood built Island unit, providing further storage and breakfast bar space.

The spacious master bedroom has an excellent range of built-in storage, vaulted ceiling with ironwork and a second south-east facing balcony with stunning city views. An en-suite with part tiled walls and flooring and a heated towel rail provides a corner bath, enclosed WC, bidet, pedestal wash hand basin and a "Jack and Jill" shower cubicle. The second double bedroom, with glass block feature wall, is accessed from the hallway and leads through to a second en-suite bathroom. This bathroom includes part tiled walls and floor, inset ceiling spot lights, wash hand basin, low flush WC, bidet and the 'Jack and Jill' shower. The bathroom incorporates a utility area with separate access from the hallway, including a Zanussi freezer and Bosch washing machine and tumble dryer. A solid wood staircase leads from the sitting room up to a spacious and versatile mezzanine area used as an office and occasional third/guest bedroom.







Parking/Storage

The apartment has one large, secure underground parking space and two useful large storage cupboards.

Lease details

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

Tenure : Leasehold.

Lease Term : 125 years from 1999.

Ground Rent : £300 per annum. Review period & review increase: 25 years.

Service Charge : £2,250 per annum.

Management Company : HLM (Lambert Smith Hampton)

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

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: ADSL, speed unknown. Mobile 4G & 5G.

Non-standard construction: Believed to be of standard.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years : None our Clients are aware of.

Accessibility: The apartment is on the fourth floor, there is a lift.

Cladding: None our Clients are aware of.

Planning issues: None our Clients are aware of.







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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.



22 The Pick Building, Wellington Street Leicester LE1 6HB
Total Approximate Gross Internal Floor Area = 1392 SQ FT / 129 SQ M
 Measurements are approximate. Not to scale. For illustrative purposes only.

