

# JAMES SELICKS

## PARK HOUSE

155 UPPER NEW WALK  
LEICESTER LE1 7QJ

GUIDE PRICE: £595,000













Situated on the historic Georgian walkway of Upper New Walk, a striking detached property designed in the early 1980's by Gordon White & Hood Architects, comprising over 3,500 square feet of accommodation including an indoor swimming pool. This unique property has enormous potential; with planning consent granted (now lapsed) previously having been for conversion to offices with a large apartment above.

Entrance Hall • cloakroom • sitting room • dining room • kitchen • swimming pool • shower room • sauna • first floor master bedroom • walk-in wardrobe • en-suite • two further bedrooms • bathroom • two further second floor bedrooms • kitchen • bathroom • gated driveway • garage • two carports • EPC – D

### Location

The property is located on the leafy Upper New Walk which links Welford Place with Victoria Park (just a short walk to Clarendon Park's fashionable Queens Road shopping parade. Leicester city centre is within walking distance, with its Professional Quarters and mainline railway station offering access to London St Pancras in just over one hour, along with the cultural quarter including Curve Theatre and Phoenix Square Cinema.

### Accommodation

#### Ground Floor

An entrance porch hall houses useful wash & cloakrooms and the stairs to the first floor. To the right off the hallway is a large sitting room with two windows and a sliding door leading to the leisure complex. There is a feature fireplace with tiled hearth, inset ceiling spotlights, a ceiling fan and sliding doors onto a front balcony overlooking the New Walk promenade. Turning left from the hall leads into a reception/bar area with a door into the leisure complex which is open to a dining room housing an understairs storage cupboard and having a window to the side plus a sliding door leading onto the front balcony. The kitchen has a window to the front and provides a range of white eye and base level units and drawers with laminate roll edge worktops, tiled splashbacks, and a stainless steel sink and drainer unit with mixer tap above. Integrated appliances include a Europa double oven, four Neff hobs with extractor unit above and a fridge-freezer, there is space for a dishwasher and microwave, a further window and door to the side elevation.

The leisure complex comprises a swimming pool, a spiral staircase to a viewing balcony, sauna and shower room.

#### First Floor

A landing with a window to the rear houses the stairs to the second floor and two built-in storage cupboards. Bedroom two is a large double currently used as a study with a window to the side, a Dakin air conditioning unit, two built-in wardrobes and a sliding patio door leading onto the pool viewing balcony. Bedroom three is also a double, with a window to the side, two double built-in wardrobes and a sliding door to a balcony overlooking New Walk. A full bathroom with a window to the front provides a shower enclosure, tiled bath enclosure, pedestal wash hand basin, enclosed WC and bidet. A utility room provides a range of white eye and base level units and drawers, a stainless steel sink and drainer unit, space and plumbing for a washing machine and tumble dryer. An inner hallway leads to the master bedroom suite, comprising a double bedroom with a ceiling mounted air conditioning unit and dual aspect sliding doors leading to a balcony to the front overlooking New Walk and a private terrace to the rear. Doors off the bedroom lead to a walk-in wardrobe, an en-suite with a wash hand basin, WC, bidet and shower enclosure, window to the terrace and a porch area with access to the pool balcony.







## Second Floor

Thought suitable for use as ancillary accommodation, the second floor comprises two large bedrooms, a kitchen and a bathroom. The two double bedrooms each have a window to the side and a Samsung air conditioning unit. The kitchen provides base level units, laminate roll edge worktops, a stainless steel sink and drainer unit with mixer tap, space and plumbing for a freestanding oven, slimline dishwasher and washing machine. A bathroom with a heated towel rail provides a three piece suite comprising a bath with electric shower over, wash hand basin, WC and bidet; there is a window to the side and a door to a separate airing cupboard/tank room with access to a sizeable loft area.

## Outside

Pedestrian access from Upper New Walk leads to front gardens. To the rear of the property is vehicular access from Salisbury Road leading to a gated driveway, a single garage with an electrically operated door, two carports and further car standing for four vehicles.

**Tenure:** Freehold

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

**Conservation Area:** New Walk.

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

**Broadband delivered to the property:** unknown.

**Wayleaves, Rights of Way & Covenants:** Yes. Information available upon request.

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

**Accessibility issues :** Steps upto the front door.

**Planning issues:** None our Clients are aware of.



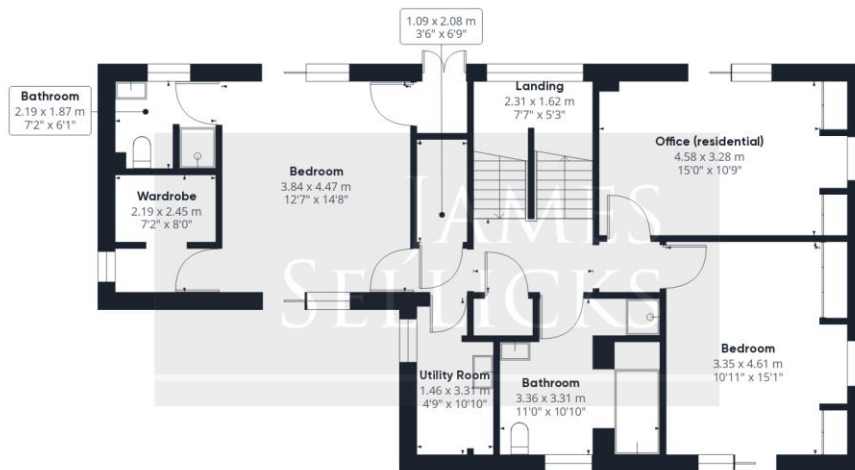




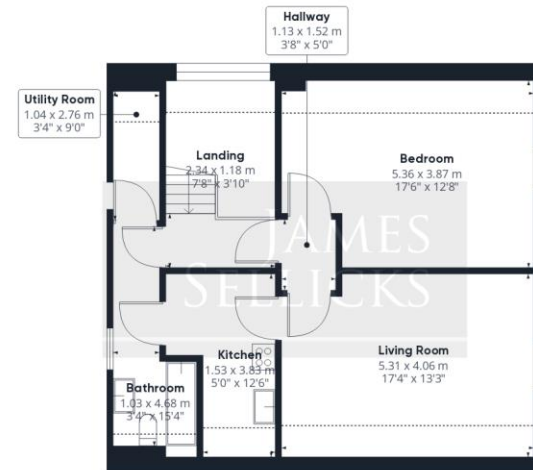




Floor 1



Floor 2



Floor 3

Approximate total area<sup>(1)</sup>

337.64 m<sup>2</sup>

3634.33 ft<sup>2</sup>

Reduced headroom

11.69 m<sup>2</sup>

125.83 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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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.

