

JAMES SELICKS

6 THE FOISTER BUILDING

124 CHARLES STREET
LEICESTER LE1 1LB

GUIDE PRICE: £230,000



An attractive two bedroom, two bathroom apartment on the first floor of this historic building with direct passage through to a Japanese style Atrium and entry to a versatile, open-plan living space with three large windows and high ceilings flooding the space with natural light along with allocated parking.

Communal entrance hall • central atrium • private entrance hall • open plan living dining kitchen area • master bedroom • en-suite • second bedroom • bathroom • one allocated parking space • EPC - C

Location: The Foister building is located in the heart of the city, with excellent access to the professional quarters and mainline railway station along with the Cultural Quarter which includes Curve Theatre and Phoenix Square Cinema, along with restaurants and shopping facilities. The Foister building has been a city landmark for the last century, the Foister family operated the building from the 1930's into the millennium manufacturing children's clothes.

Accommodation: The property is entered via the original communal entrance hall, with an industrial yet contemporary feel, housing the intercom system, stairs and lift to all floors along with access to a magnificent Atrium with Zen Garden and water feature. A solid wood front door leads into the apartment via a large private entrance hall with a cast iron radiator.

Living/dining/kitchen: The superb, spacious open plan *kitchen area* comprises an integrated SMEG stainless steel oven, four-ring gas hob and stainless chimney extractor unit above, a built-in corner storage cupboard, inset ceiling spotlights and non-slip flooring. The area also provides a good range of wooden base level units with black preparation surfaces above, a stainless-steel sink and drainer unit with mixer tap, tiled splashbacks and eye level display cabinets, space for a fridge and dishwasher. A *Dining and living area* with wood effect laminate flooring throughout has two large metal windows to the front and two feature cast iron "school style" radiators. Such a spacious area even allows an addition of a compact study set up if desired.

Bedrooms: The spacious *master bedroom* has a metal window to the front, triple built-in wardrobes and an en-suite with white three-piece suite comprising a panelled bath, enclosed WC and pedestal wash hand basin with mirror and light above, a wall mounted storage cupboard, inset spotlights, part tiled walls and a cast iron radiator. *Bedroom two* has a window, built-in triple wardrobes and separate boiler cupboard. The *bathroom* has a white three piece suite comprising a corner shower cubicle, enclosed WC and pedestal wash hand basin with mirror and light above, a wall mounted storage cupboard, inset spotlights, part tiled walls and a towel rail.

Parking: The apartment benefits from one allocated parking space.

Lease information: Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & MUST be verified by your Solicitor.

Tenure: Leasehold with a share in the Freehold Company. **Lease Term:** 999 years from 2001.

Ground Rent: £125 per annum (paid to Freehold Managers Ltd).

Service charge: £2,000 per annum (including buildings insurance).

Service charge review period & review increase: Annually. **Management:** Butlins Plc

Local Authority: Leicester City Council, **Tax Band:** D **Conservation Area:** St. George's.

Services: All mains services, gas-fired central heating, automatic heating system.

Broadband delivered to the property: Unknown.

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

Accessibility issues: This is a mid-floor apartment, there is lift access.

Planning issues: None our Clients are aware of.







Approximate total area⁽¹⁾

78.83 m²

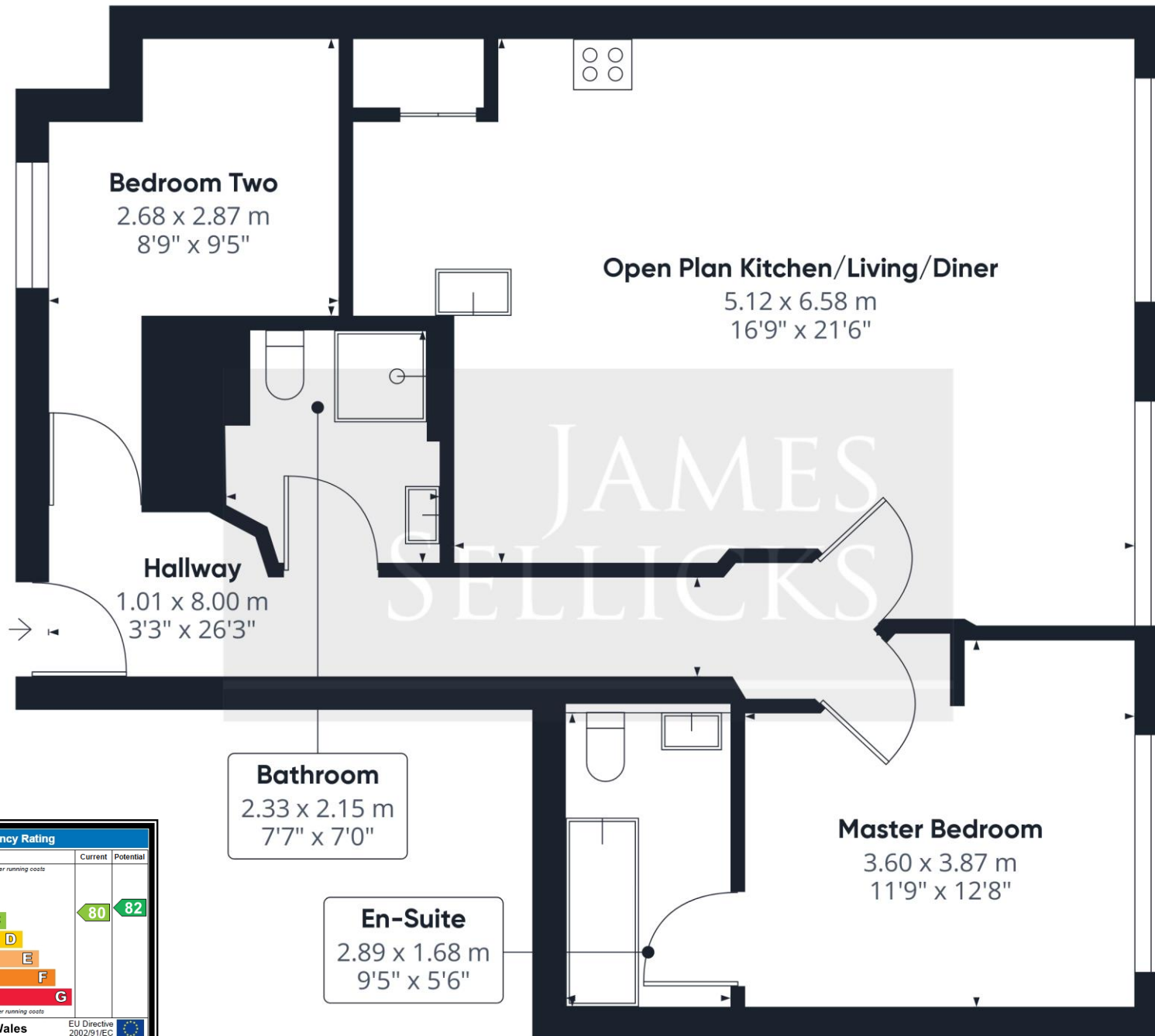
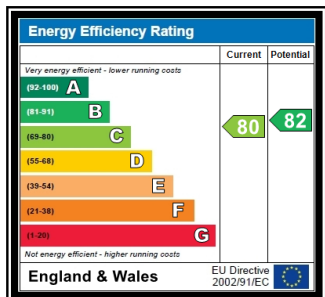
848.52 ft²

(1) Excluding balconies and terraces

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



Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesseilicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

