

# 1 THE PURITEX BUILDING

3 NUGENT STREET, WEST END, LEICESTER LE3 5HH

GUIDE PRICE: £157,500



JAMES  
SELICKS



A fantastic and beautifully styled two bedroom apartment located on the ground floor of this former Victorian factory conversion of only four apartments.

Communal entrance hall • large L-shaped sitting/dining room • kitchen • two double bedrooms • bathroom • EPC - C

#### Location

The apartment is located approximately half a mile to the west of the city centre, where local day to day shopping can be found along Narborough Road and an abundance of trendy bars and restaurants found along the nearby Braunstone Gate.

#### Accommodation

The property is entered via wrought iron gates leading to a courtyard area and in turn a uPVC double glazed front door into a private entrance hall leading into the superb open plan living kitchen/dining room which boasts tall ceilings, two large windows to the side elevation, a television point and wood laminate flooring.

The kitchen has a uPVC double glazed window to the front elevation and an excellent range of Shaker style units at eye and base level, drawers, ample preparation surfaces, circular stainless steel sink and drainer unit, stainless steel four-ring hob with oven under and stainless steel extractor hood over, integrated dishwasher and fridge-freezer.

The property has two bedrooms, each with a window to the side elevation and the accommodation is completed by a bathroom with a three piece suite comprising panelled bath with glass shower door and shower over, low flush WC and wash hand basin, built-in cupboard, part tiled walls and tiled floor.

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.

The freehold of this property is equally shared between the four owners of the apartments, therefore no ground rent is payable.

Length of Lease : 999 Years from 1<sup>st</sup> October 2004.

There is a service charge of £1,068 payable per annum, which includes the annual buildings insurance premium. SLC Property Management.

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

**Listed Status:** None. **Conservation Area:** None.

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

**Broadband delivered to the property:** Fibre, speed unknown.

**Wayleaves, Rights of Way & Covenants:** None our Clients are Aware of.

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

**Accessibility:** None out of the ordinary for an apartment complex.

**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.



#### Under-Stair Storage

1.00 x 3.62 m  
3'3" x 11'10"

#### Bedroom Two

2.74 x 3.54 m  
8'11" x 11'7"

#### Master Bedroom

2.86 x 4.66 m  
9'4" x 15'3"

#### Open Plan Living/Dining Area

7.19 x 7.81 m  
23'6" x 25'7"

#### Kitchen

2.72 x 1.59 m  
8'11" x 5'2"

#### Bathroom

2.64 x 2.32 m  
8'7" x 7'7"

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

80.28 m<sup>2</sup>  
864.13 ft<sup>2</sup>

#### Reduced headroom

1.79 m<sup>2</sup>  
19.24 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

