

JAMES SELICKS

302 THE ATRIUM

2 MORLEDGE STREET
LEICESTER LE1 1ST

GUIDE PRICE: £110,000



A fantastic, one bedroom apartment located on the third floor of this beautiful Victorian conversion, benefiting from secure parking. The property is currently tenanted and achieving £800 per calendar month in rent.

Communal hallway • private entrance hall • open-plan living area/kitchen • bedroom • bathroom • one secure, allocated parking space • no chain involved • EPC - D

Location

Perfectly positioned in the heart of Leicester city centre and St. George's Cultural Quarter, with Curve Theatre and Phoenix Square Cinema, and is convenient for the professional quarters and mainline railway station along with bustling restaurants and shopping facilities.

Accommodation

The building is entered via a communal hallway housing the intercom, stairs and lift to all floors. The apartment itself is entered via a solid wood front door into a spacious private entrance hall housing the intercom, a large, triple storage cupboard providing space and plumbing for a washing machine and housing the electric water tank.

The apartment has a superb open-plan living area and kitchen. The kitchen area has a good range of contemporary, grey-blue coloured eye and base level units and drawers with complimenting blue roll edge laminate preparation surfaces, a circular stainless steel sink and drainer unit with mixer tap over, integrated stainless steel Baumatic stainless steel oven with four-ring hob and stainless extractor unit above, integrated fridge and freezer, inset ceiling spotlights and lino flooring. The living area is carpeted, has inset ceiling spotlights, wall lights and a large double glazed window to the front elevation.

The bedroom is a very large double with a window to the front, carpet flooring, feature wall lights and an en-suite with a three piece suite comprising a panelled bath with a glazed screen and shower over, wall hung WC and a circular wash hand basin with mixer tap and mirror above, a white heated towel rail, wall lights, part tiled walls and tiled floor.

Parking: The apartment has one, secure allocated parking space.

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

Tenure: Leasehold. Lease Term: 125 years from 2004.

Ground Rent: £150 per annum.

Service charge : £2,131 per annum, including Buildings Insurance.

Service charge review period & review increase: Annually.

Management: Estates & Management Limited, The Atrium RTM Ltd, Pennycuik Collins

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

Listed Status: None. **Conservation Area:** St George's.

Services: Offered to the market with all mains services and electric heating.

Broadband delivered to the property: Fibre, 150mbps.

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

Accessibility: The apartment is on an upper floor, there is a lift.

Planning issues: None our Clients are aware of.

Cladding: External Wall System (EWS1) form available. Fire text conducted 2020, passed at grade A2. Cladding is Non-combustible. No remedial works taken place or planned.





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

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesseilicks.com



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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.

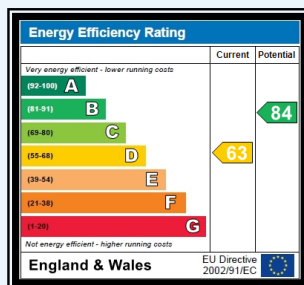
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves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

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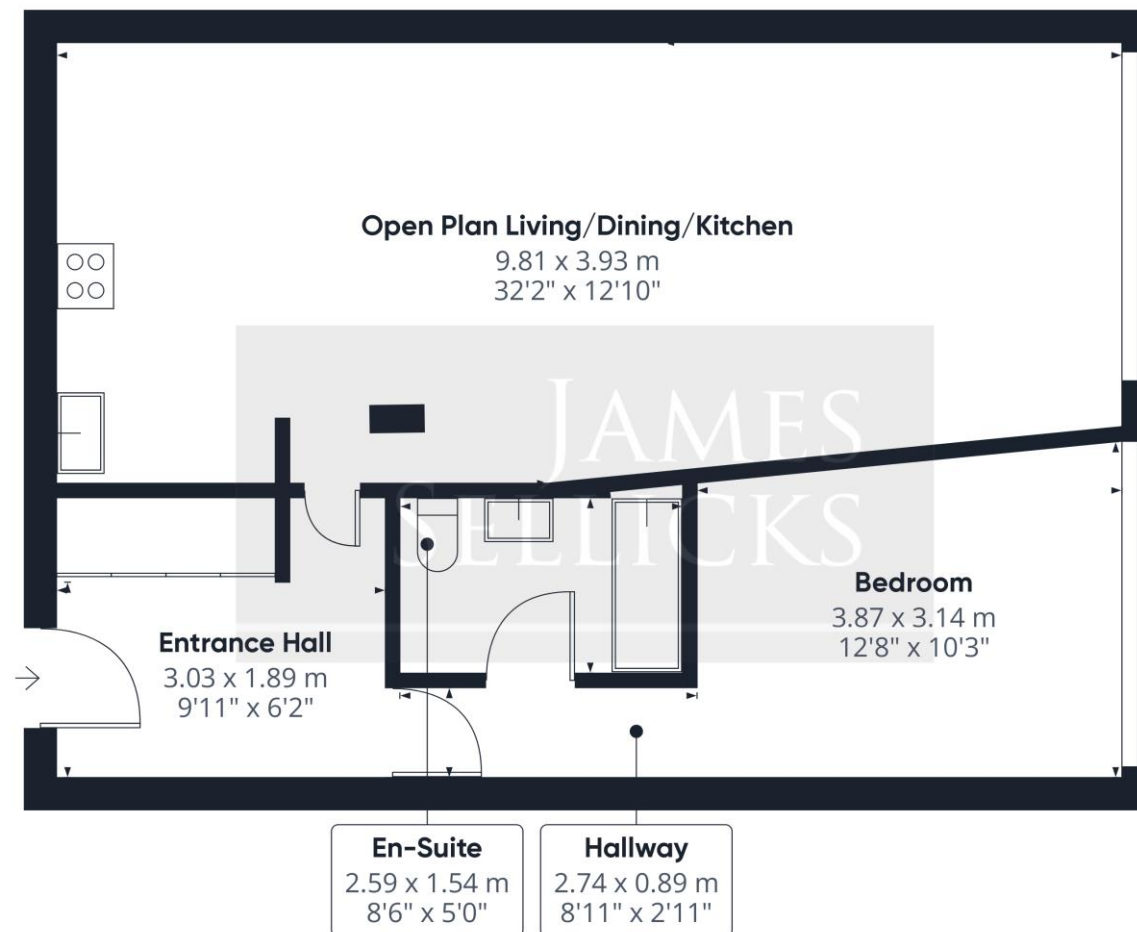
4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



St George's Cultural Quarter



Approximate total area⁽¹⁾

65.15 m²
701.27 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.

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