

JAMES SELICKS

LOFT 2, 9, DENMARK ROAD

AYLESTONE, LEICESTER, LE2 8AB

GUIDE PRICE: £120,000



A well presented, one bedroom ground floor apartment with lovely industrial features, being offered to the market with no upward chain.

Open plan living/dining/kitchen area • bedroom • bathroom • NO CHAIN • EPC - C

Location

Aylestone is conveniently located south of the city centre and offers a range of local shopping facilities at nearby Aylestone Road together with local schooling, sporting and recreational facilities, plus the River Soar and Aylestone Meadows Nature Reserve. Leicester city centre is approximately 3 miles distant, with its professional quarters, Universities, teaching hospital and mainline railway station providing access to London St Pancras in just over one hour.

Accommodation

The property is entered via an industrial style wooden door into the open plan living / dining / kitchen area, with engineered wood flooring, ceiling spotlights, feature lighting and beautiful exposed brickwork. The kitchen area has a feature concrete pillar and boasts an excellent range of duck egg blue eye and base level units and drawers, ample roll edge laminate preparation surfaces, tiled splashbacks. Integrated appliances include a stainless steel oven with four-ring and stainless steel hob and stainless steel extractor unit above, an Indesit washing machine and a Sharp dishwasher. There is a dining area with a fitted breakfast bar/hi-line table and space for a seating area, with two electric radiators a uPVC window to the front elevation.

The double bedroom has engineered wood flooring, exposed brickwork, feature lighting, a feature concrete pillar and an alcove suitable for wardrobes. A corner cupboard houses the water tank. The bathroom has a white three piece suite comprising a low flush WC, a pedestal wash hand basin and a panelled bath with a glazed shower screen and shower above. There is feature wall lighting, tiled flooring and a wall mounted electric radiator.

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: 999 years from 2004.

Ground Rent: £50 per annum.

Service charge : £150 per annum, including maintenance sinking fund

Buildings Insurance : £150 per annum.

Management: The Factory Management Company.

Local Authority: Leicester City Council

Tax Band: B

Listed Status: None.

Conservation Area: None.

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

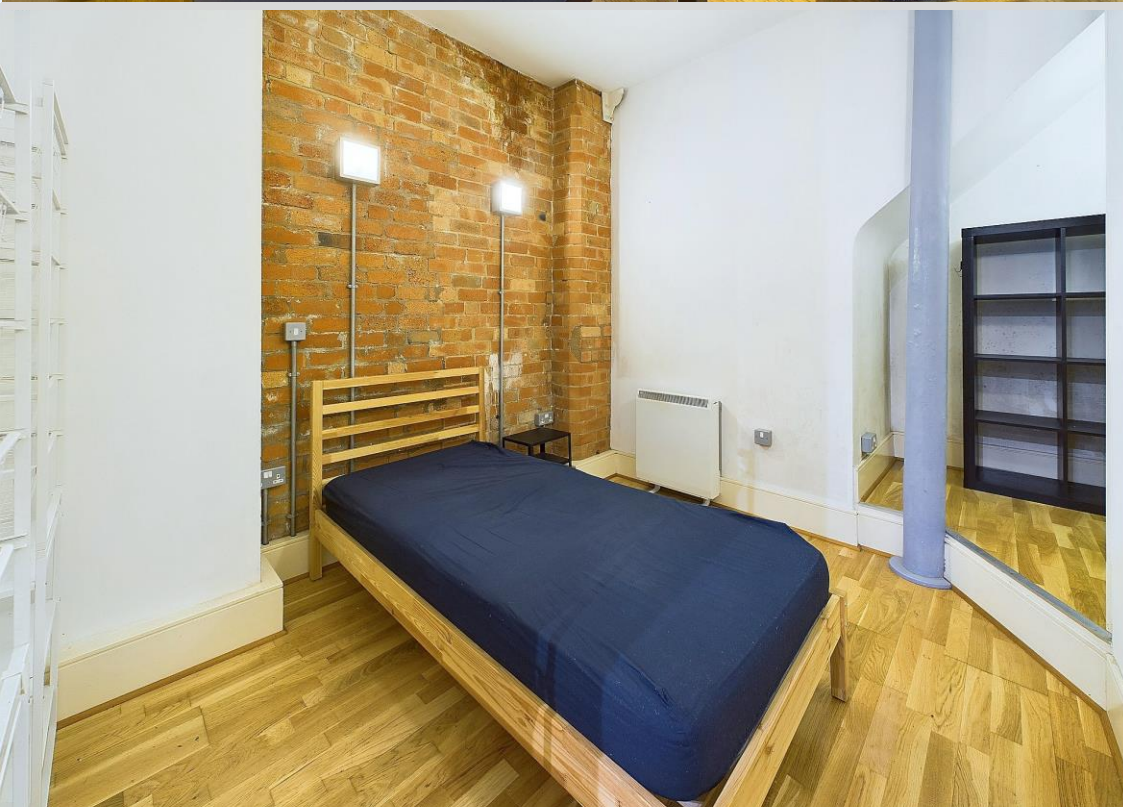
Broadband delivered to the property: Fibre, 70mbps.

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

Accessibility: No accessibility modifications made.

Planning issues: None our Clients are aware of.





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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.

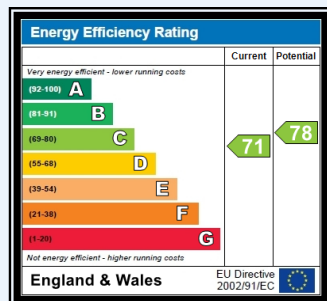
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Measures and Other Information

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.



Aylestone Meadows