

JAMES SELICKS

9 PRINCESS HOUSE

26 DE MONTFORT STREET
LEICESTER LE1 7GD

GUIDE PRICE: £220,000



A stunning second floor duplex apartment located within this prestigious complex of just nine exclusive apartments, built to a high standard.

Entrance hall • large open plan living/dining/kitchen • double bedroom two • shower room • master bedroom • bathroom • allocated parking space • EPC - C

Location

The location offers seclusion in the leafy conservation area of New Walk, located just a short distance from the city centre, giving excellent access to the Professional Quarters and mainline railway station with links to London St Pancras in just over an hour, along with the Cultural Quarter including Curve Theatre and the Phoenix Square Cinema, restaurants and shopping. Boutique shopping and dining can also be found along the fashionable Queens Road shopping parade, a short walk away across Victoria Park.

Accommodation

The apartment is entered via an entrance hallway with laminate flooring, housing a useful storage cupboard, the intercom system and the stairs to the upper floor with a further a storage shelf and eaves storage. Bedroom two is a double room with a window to the front and a built-in cupboard. The open plan living/dining/kitchen has laminate flooring an inset ceiling spotlights throughout, space for a dining table and a seating area, and a large sash window overlooking De Montfort Square. The kitchen area has a good range of duck egg blue eye and base level units and drawers, wooden preparation surfaces and a stainless steel sink and drainer unit with mixer tap over and tiled splashbacks. Integrated appliances include a Baumatic stainless steel oven and four-ring gas hob with a stainless steel chimney style extractor above, a washing machine and an Indesit dishwasher. A shower room provides a three piece suite comprising a tiled corner shower cubicle, enclosed WC and wall hung wash hand basin with a shelf, mirror and electric shaver point above, a chrome heated towel rail, inset ceiling spotlights and tiled flooring.

A small landing area leads to the spacious master bedroom which is bright and airy by virtue of three Velux windows, a built-in double wardrobe and an en-suite bathroom with a three piece suite comprising a tiled bath with shower over and glazed screen, an enclosed WC and a wall hung wash hand basin with a mirrored cabinet above and electric shaver point, a chrome heated towel rail, inset ceiling spotlights, part tiled walls and tiled flooring.

Parking

The apartment benefits from one 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: Vendor owns share of freehold.

Lease Term: 125 years from January 2002

Service charge : £1,428 per annum (excluding buildings insurance).

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

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

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

Broadband delivered to the property: Unknown.

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

Accessibility: The apartment is on the second floor.

Cladding: None our Vendor is aware of.





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Important Notice

James Slicks 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.

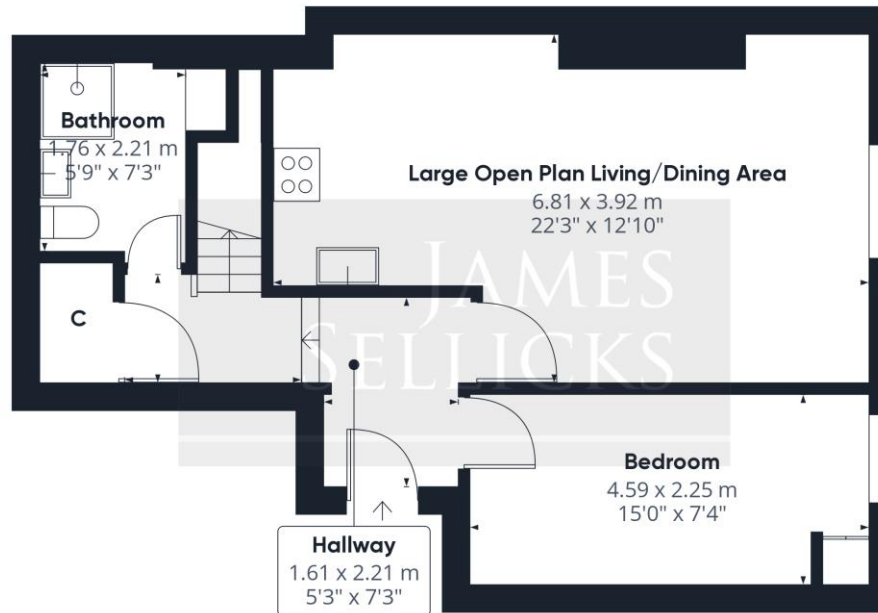
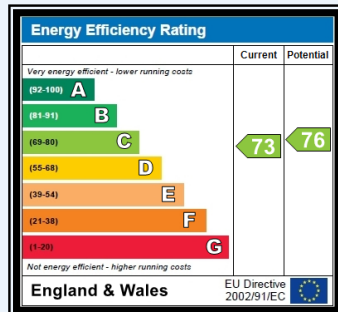
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves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

3) No person in the employment of James Slicks 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.



Floor 1



Floor 2

JAMES SELICKS

Approximate total area⁽¹⁾

65.81 m²
708.37 ft²

Reduced headroom

2.51 m²
27.02 ft²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



New Walk