

JAMES
SELICKS

33 THE FOISTER BUILDING

CHARLES STREET, LEICESTER CITY



A simply stunning, two bedroom, two bathroom duplex penthouse apartment offering spacious, open plan loft living, located on the top floor of this ever sought after landmark building with city views.

Communal entrance hall • private entrance hall • cloakroom • superb open plan living / dining / kitchen area • utility room • master bedroom • balcony • en-suite • bedroom two • en-suite • one secure allocated underground parking space • EPC - D

Location

Known originally as The Cherub Building (eventually renamed after the Foister family who provided so much employment for the local community) the building has been a landmark of Leicester for most of the last century and was the home of Arthur Foister & Sons from the 1930s until the millennium when it was converted (in 2001) into stylish apartments arranged around a glass-roofed centrepiece atrium with a water feature.

Situated in the heart of the city centre on Charles Street, the building is very convenient for the professional quarters and mainline railway station (offering mainline access into London St. Pancras in just over one hour), the cultural quarter including Curve Theatre and Phoenix Square Cinema and an abundance of restaurants, bars and shopping.

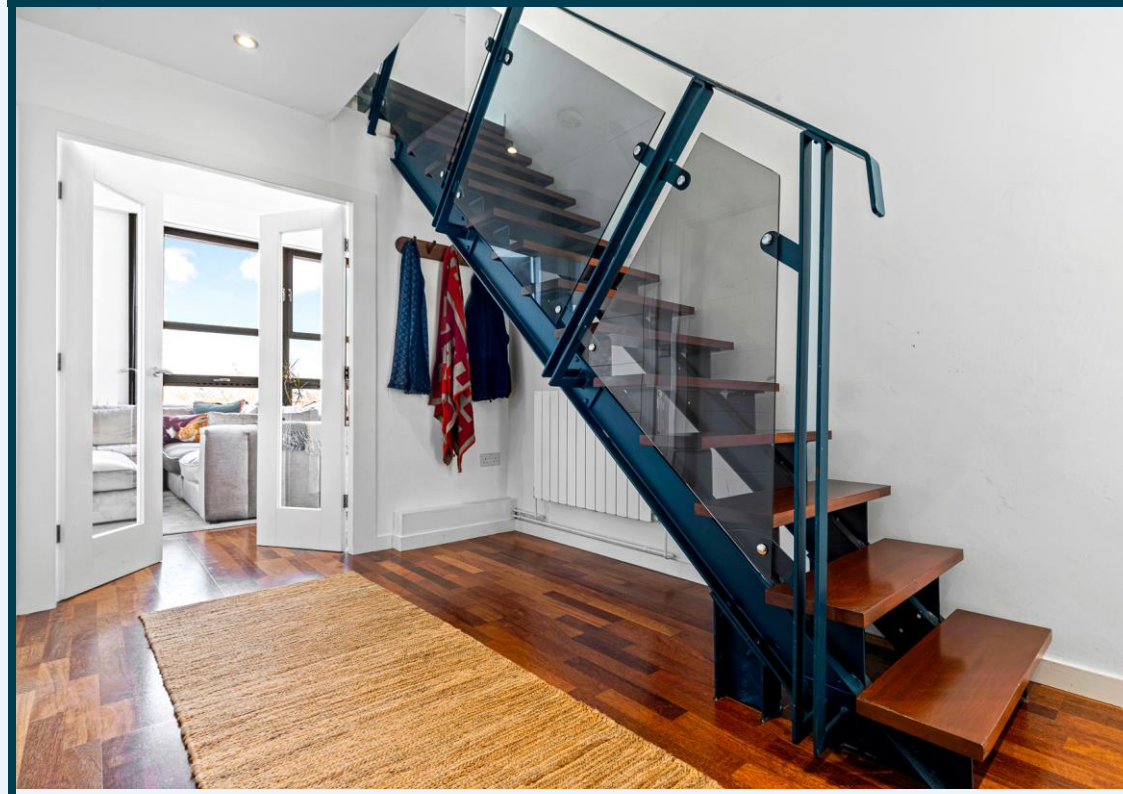
Accommodation

The property is entered via a communal hallway with stairs and lifts to all floors. A private hallway with an exposed original beam and wooden flooring houses a contemporary staircase to the upper floor and the Ideal Vogue boiler enclosed within a cupboard. A useful cloakroom provides a two piece suite. A utility room provides space and plumbing for an automatic washing machine and tumble dryer.

Double doors lead into the open plan living space which is just breathtaking; measuring approximately 38 feet with a vaulted ceiling and original wooden flooring in the living areas, inset ceiling spots and feature wall lights, original steel beamwork and large windows affording city views across to Curve Theatre and St George's Church. The contemporary kitchen is exquisite, boasting an excellent range of eye and base level units and drawers, marble preparation surfaces also providing breakfast bar space, an undermounted one and a quarter bowl stainless steel sink and drainer unit with mixer tap, an integrated Bosch slimline dishwasher, Bosch fridge-freezer, a modern Aga oven (available by separate negotiation) with lighting and concealed extractor unit over. Doors lead to a large, shared, decked terrace.

To the upper floor is a spacious master bedroom with exposed steel beamwork, inset ceiling spotlights, a double mirrored wardrobe and a large window providing city views. Double doors lead onto a fantastic, private south-facing balcony with views towards the former Grand Hotel. An luxury en-suite with inset ceiling spotlights and a feature radiator provides a four piece suite comprising an enclosed Geberit WC, Laufen wall mounted wash hand basin with Hansgrohe tap, shelf and mirrored, lit cabinet above, a glazed walk-in shower enclosure with an Axor waterfall and handheld showers and a freestanding slipper bath with shower, fully tiled walls and flooring.

The second bedroom is also a double, having inset ceiling spotlights, exposed steel beamwork, a double built-in mirrored wardrobe, a large window with city views, and an en-suite with a Laufen wash hand basin with Hansgrohe tap and a mirror over, a Geberit enclosed WC, and a double shower enclosure with an Axor shower, wall and spotlights and herringbone style tiled flooring.







Outside & Parking

The apartment enjoys two outdoor spaces. On the lower floor is a large, decked entertaining area which is shared, and to the upper floor is a private balcony, both enjoying a southerly aspect. The property also benefits from one secure allocated underground 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: Freehold, share of Leasehold.

Lease Term: 125 years from 2001.

Ground Rent: None payable

Service charge : £2,500 per annum

Management : Butlins

Local Authority: Leicester City Council, **Tax Band:** F.

Listed Status: None.

Conservation Area: None.

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

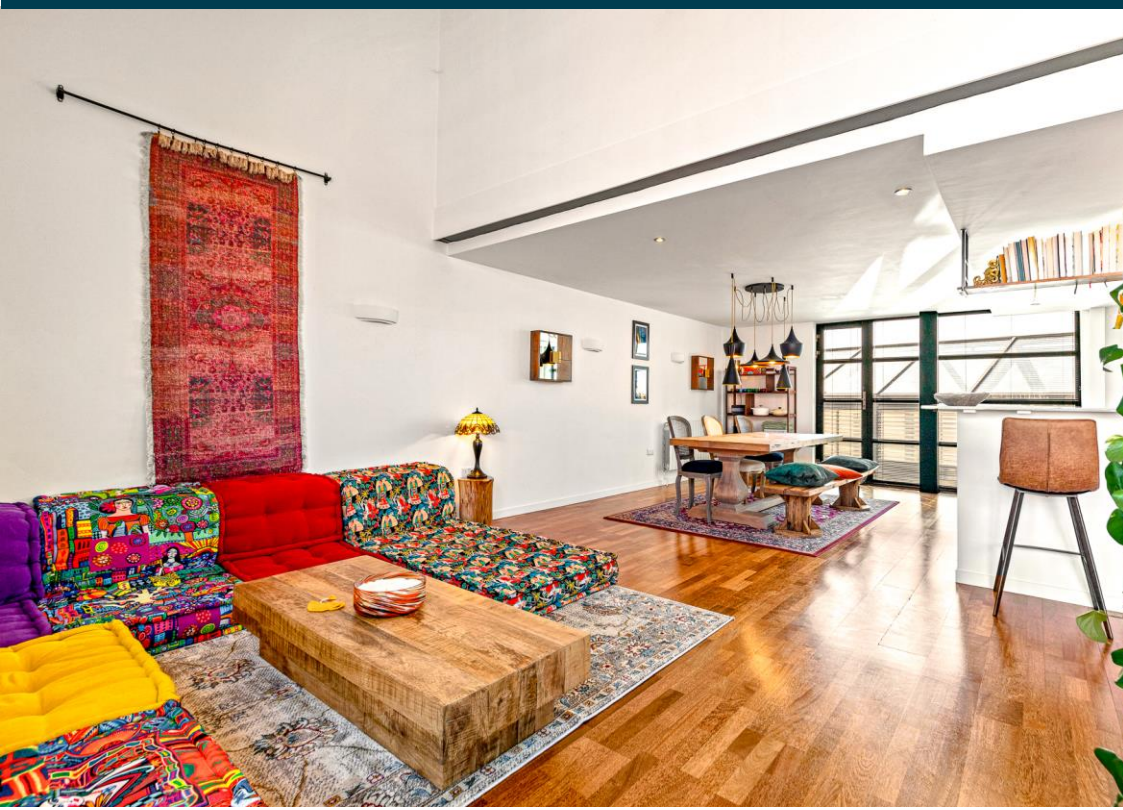
Broadband delivered to the property: Unknown.

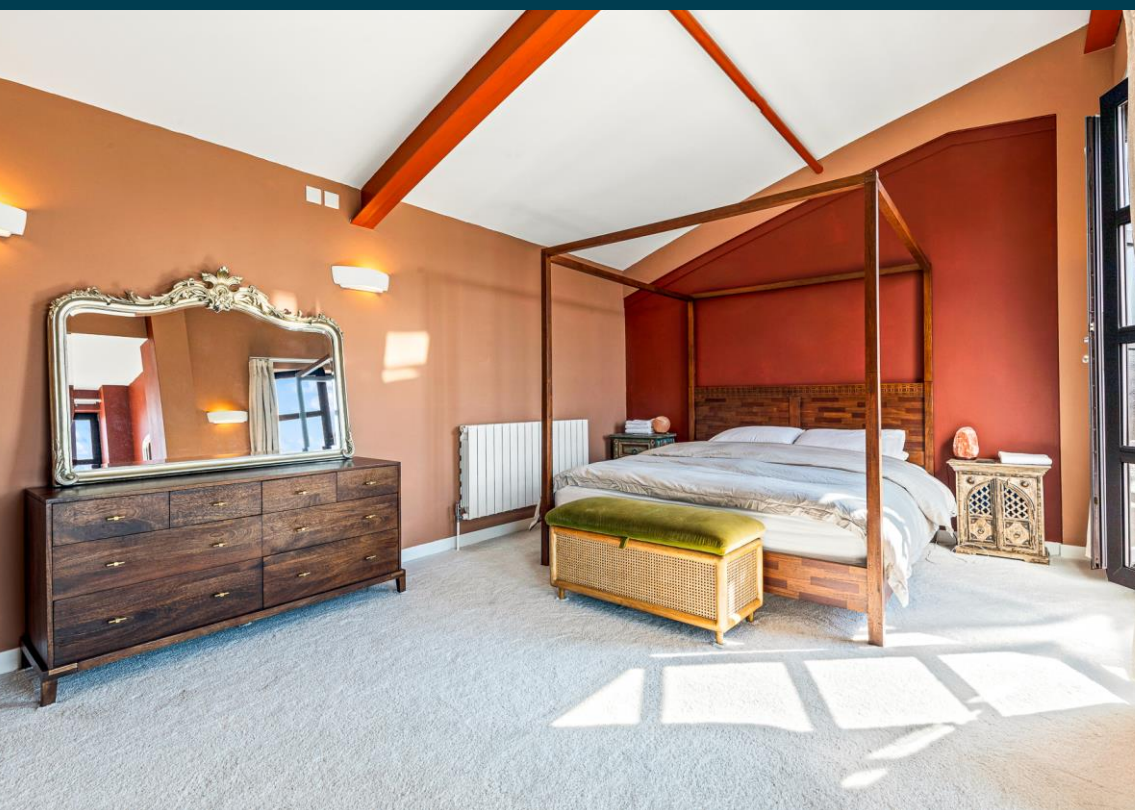
Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

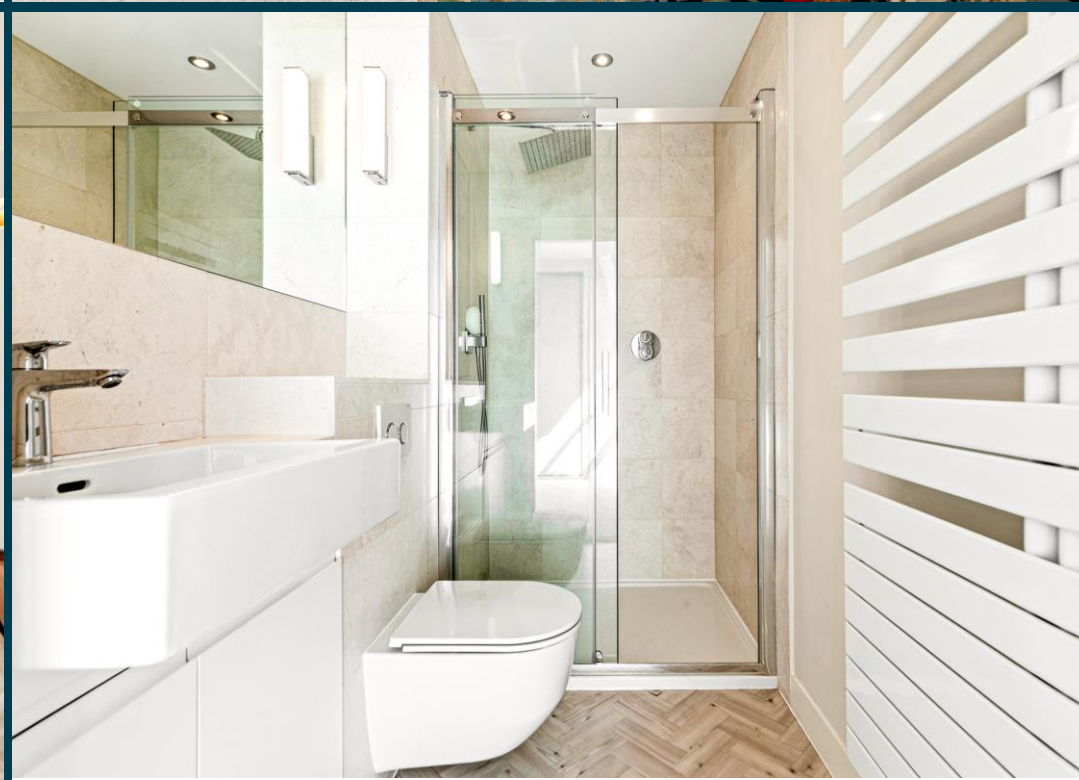
Accessibility: Two floors, lift access. No accessibility modifications made.

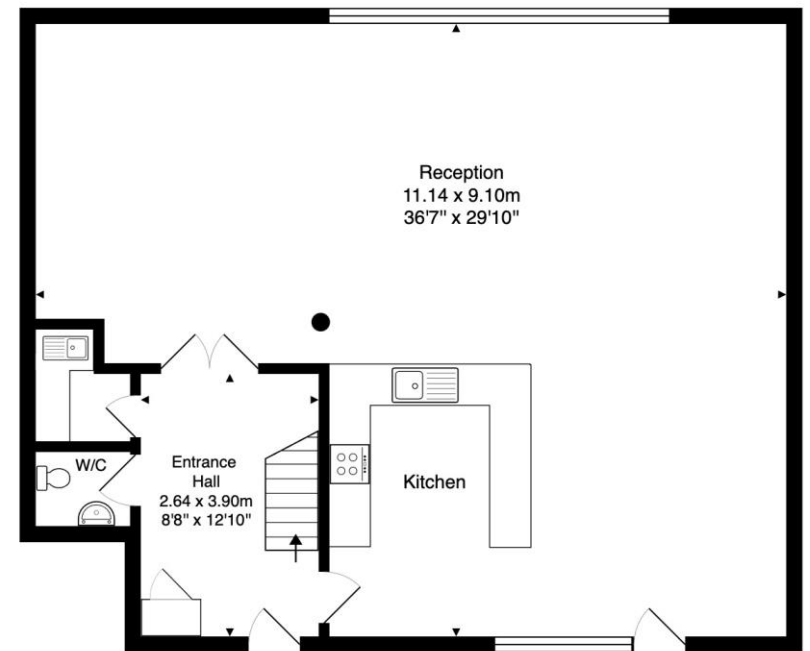
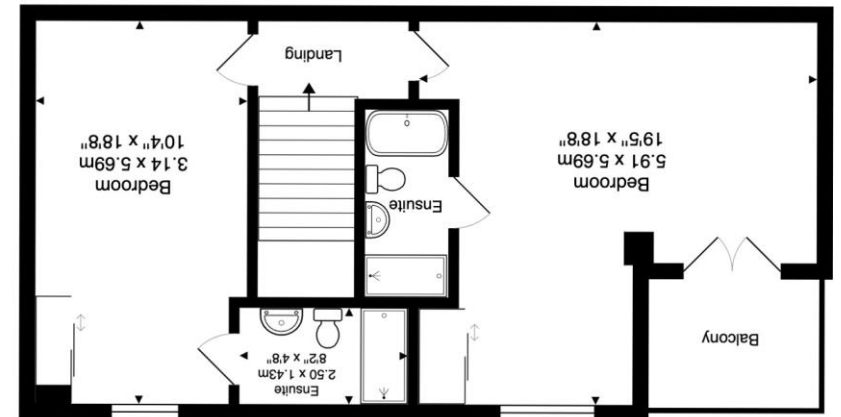
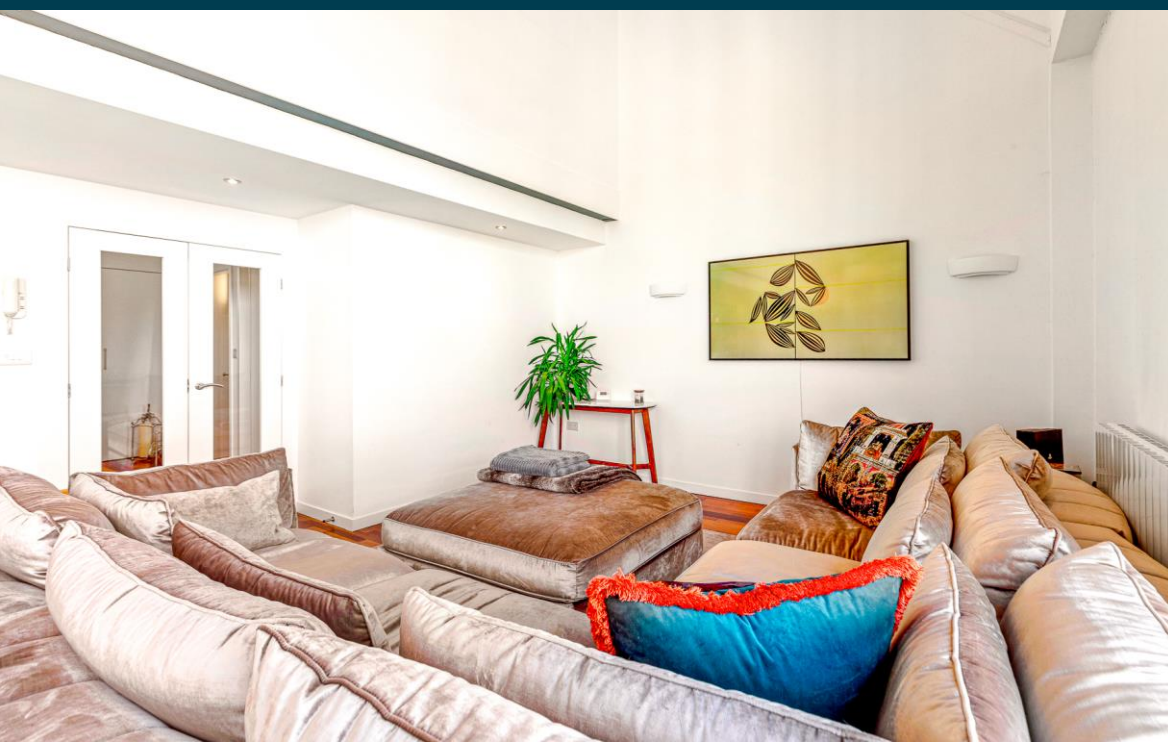
Planning issues: None our Clients are Aware of.

Cladding: Has an EWS1 form. A fire test was conducted on 16/12/2020, passed Grade A2.









Total Area: 159.0 m² ... 1712 ft² (excluding balcony)

All measurements and illustrations are approximate and may not be drawn to scale.
This floorplan is for display purposes only and all interested parties are advised to make their own independent enquiries.
The vendor, agency and supplier will accept no liability for its accuracy.

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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.

