

JAMES
SELICKS

11 THE PICK BUILDING

WELLINGTON STREET, LEICESTER LE1 6HB

GUIDE PRICE: £190,000



A spacious and beautifully presented, one bedroom apartment located within the highly sought-after former Pick Knitwear Factory. Converted over 20 years ago, The Pick Building is still considered the flagship within Leicester; first real factory conversion in the city to boast “New York style” loft apartments.

The building retains many original features, with both the communal areas and apartments enjoying tall ceiling heights, exposed brickwork, original solid maple floors and large re-glazed steel framed windows.

Communal entrance hall • private entrance hall • open plan living area • kitchen • bedroom • bathroom • one allocated parking space • EPC – tbc

Location

The Pick Building is an impressive development located in the heart of Leicester city centre on Wellington Street providing excellent access to the Professional Quarters and mainline railway station with links to London St Pancras, along with the city's Cultural Quarter which includes The Curve Theatre and Phoenix Square Cinema along with restaurants and shopping facilities.

Accommodation

A communal entrance hall houses post boxes, stairs and lifts to all floors. The apartment itself is entered via a solid wood front door into a welcoming entrance hallway with beautiful wooden flooring that continues seamlessly throughout the property, including the bathroom.

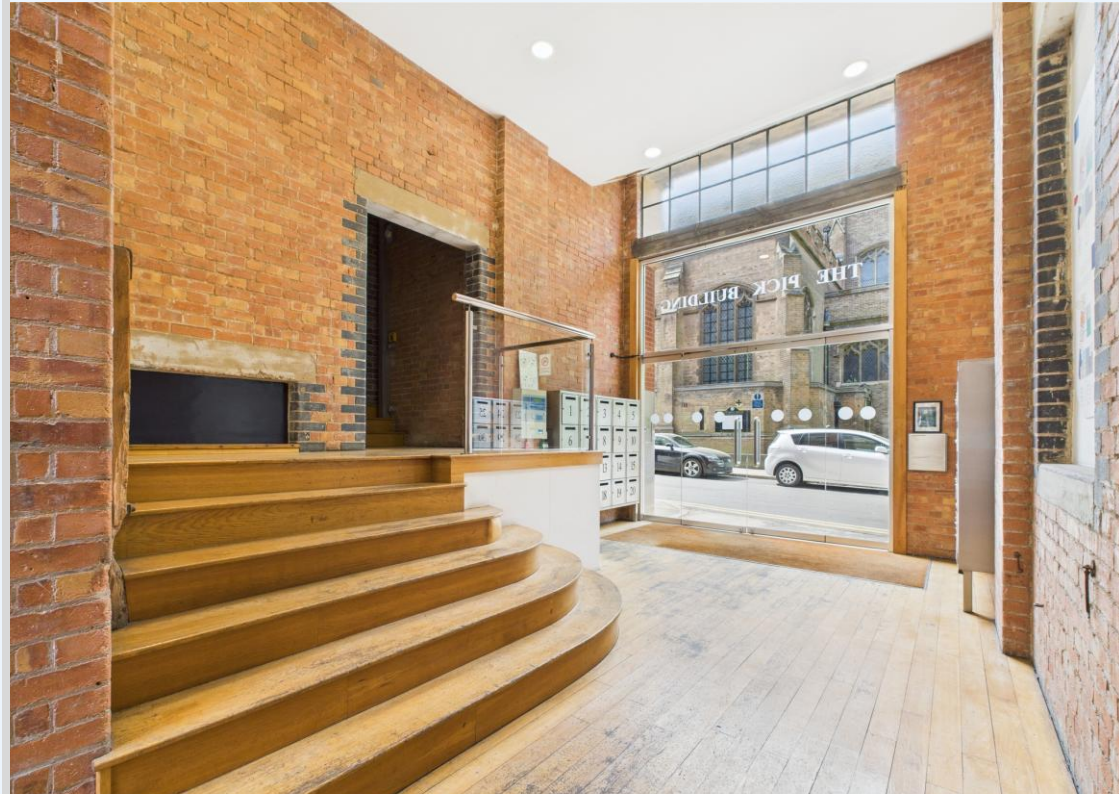
The open plan living area is just stunning; showcasing original features such as exposed brickwork and multiple wooden double glazed bay windows, all providing gorgeous views of the church and surrounding area. A distinctive feature window marks the site of the original entrance to the Pick building, complete with a hatch leading to a small basement storage area (not full standing height).

The kitchen follows a freestanding layout, including wall and base level cupboards, a double stainless steel sink, plumbing for a washing machine and space for a fridge freezer. Appliances include a Smeg oven with a gas hob and extractor fan, and a brand-new Worcester Bosch boiler. The space is flooded with natural light and framed with attractive covered beams.

The spacious bedroom offers built-in cupboards, a dressing table with mirror and overbed cabinetry, beam work and a wooden bay window that perfectly frames picturesque views of the adjacent church. The bathroom boasts a stylish and practical design with an enclosed WC, a wash hand basin and a contemporary metal-finish bath with a shower overhead. The walls are part tiled, there is a fitted mirror, inset ceiling spotlights and a cast iron “school style” feature radiator.

Parking

The apartment benefits from one allocated car parking space with electronically controlled, gated access.





Lease information

Whilst we make every effort to ensure these details are correct, these are subject to change, must not be relied upon and **MUST** be verified by potential Purchaser's Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 1999

Ground Rent: £150 per annum (paid to Butlins Plc)

Service charge : approximately £2000 per annum.

Listed Status: None.

Local Authority: Leicester City Council

Tax Band: C

Conservation Area: None

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

Broadband delivered to the property: Full fibre, 80mbps.

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

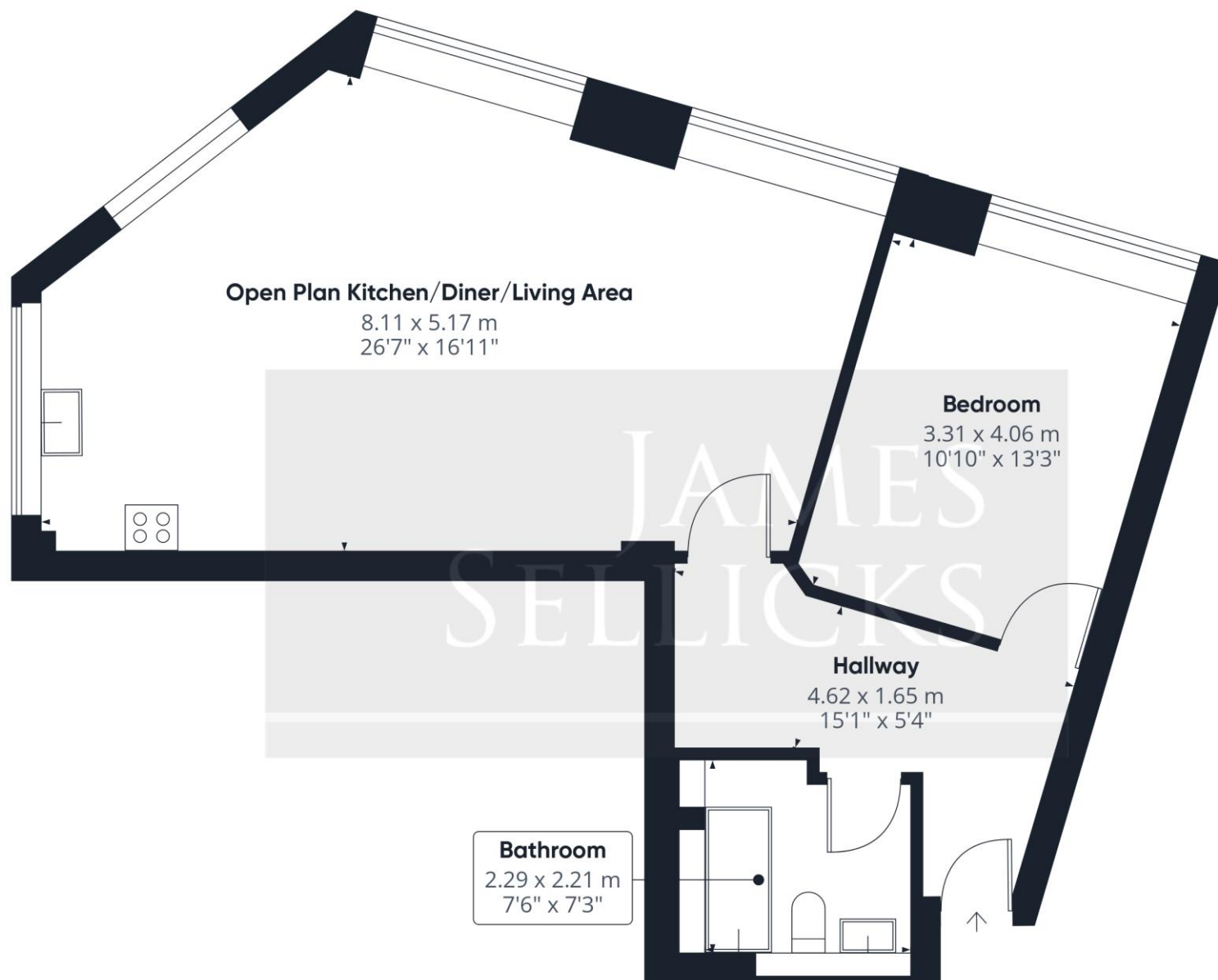
Accessibility issues : This is a top floor apartment, there is lift access.

Cladding: Some cladding to the rear of the building has been replaced this year.

Planning issues: None our Clients are aware of.







Approximate total area⁽¹⁾

69.8 m²
751 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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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.

