



Wellington Street, Leicester, LE1 6HB

Part of
**SHELDON
BOSLEY
KNIGHT** LAND AND
PROPERTY
PROFESSIONALS

ANDREW GRANGER & CO

Property Description

A fantastic architecturally designed apartment located in this converted building boasting tall ceilings, exposed brick walls and wooden floors. The accommodation in brief comprising communal entrance hall, private entrance hall, open plan living space incorporating fitted kitchen, sitting area and dining area. Two double bedrooms and bathroom. Outside the property enjoys an allocated parking space.

The Pick Building is an impressive redevelopment located in the city centre on Wellington Street, giving excellent access to the city centre, professional quarters and mainline railway station along with the Citys Cultural Quarter which includes the Curve Theatre and Phoenix Square Cinema, along with restaurants and shopping facilities. EPC C.





Key Features

- City Centre Location
- Conversion
- Open Plan Kitchen
- High Ceilings
- Two Bedrooms
- Family Bathroom
- Under Ground Parking

£225,000



Location

The Pick Building is an impressive converted building located in the heart of the city centre on Wellington Street, giving excellent access to the professional quarters along with the City's Cultural Quarter which includes Curve Theatre and Phoenix Square Cinema, along with restaurants and shopping facilities. For the commuter Leicester has rail services to London St Pancras and is within walking distance of the station. There is easy access to Junction 212 of the M1 and M69.

Viewing & Directional Note

All viewings should be arranged via Andrew Granger & Company 0116 2429922. The Pick Building is located on the corner of Wellington Street and Dover Street, with the main pedestrian entrance on Wellington Street.

Accommodation In detail

Communal Entrance Hall

Flat 10 is accessed from the main hallway from a small flight of stairs leading to just three apartments.

Entrance Hallway

Via solid wooden front door, radiator, cloaks storage cupboard with telephone intercom system, wooden floor, doors to living/dining/kitchen, bedrooms and bathroom.

Living/Dining/Kitchen

20'11" x 16'3"

A delightful open plan living / dining / kitchen with two large part leaded half oriel windows to side elevation, high ceilings, exposed original brickwork. two radiators, wooden flooring. Kitchen area with a fitted range of wall and base level units with worktop over, built-in oven and four ring gas hob with stainless steel extractor hood over, integrated dishwasher, integrated washer/drier, integrated fridge and freezer, stainless steel sink with matching mixer bowl and mixer tap, stainless steel splashback.

Bedroom 1

14'2" x 9'5"

With large bow window to side elevation, wooden flooring, extensive built in wardrobes with integrated wall mounted combination boiler.

Bedroom 2

10'9" (max) x 11'4"

With extensive built in wardrobes and high level cupboards above, radiator and exposed wooden flooring.

Bathroom

Comprising a recently re-fitted suite comprising of bath with taps and shower over and tiled surround, low flush W.C, pedestal wash hand basin, extractor fan, spotlights to ceiling, towel radiator and tiled floor.

Outside

Secure allocated under ground off road parking space.

Leasehold

The property is leasehold with a term of 125 years from 1st January 1999. A current service charge of £1901.82 together with an annual ground rent of £300.00. This information should be confirmed by a Legal Adviser.

Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Appraisals

If you have a house to sell then we offer a free valuation, without obligation, call 0116 2429922.

Energy Performance Certificate

EPC Rating C.



To view this property please contact our Leicester (AG) office on 0116 242 9922



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