



The Fabric Building, Leicester, LE1 1UT

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Property Description

A stylish apartment in the converted Fabric Building situated in the heart of Leicester's vibrant Cultural Quarter. The apartment is ideally located within easy walking distance of Leicester city centre and the mainline railway station. The property is within walking distance of the Curve theatre and a host of stylish bars, restaurants and the Highcross shopping centre. The apartment is accessed via communal entrance hallway with stairs and lift to all floors. The accommodation in brief comprises private entrance hallway with storage cupboard, open plan living room with dining area and kitchen fitted with a range of wall cupboards and base units with drawers, laminate worktop, stainless steel sink with chrome mixer tap, integrated appliances including fridge/freezer, four ring electric hob, single electric oven, stainless steel canopy extractor hood, dishwasher and washing machine, bathroom with three piece white suite and shower over the bath with glass shower screen, master double bedroom with built-in wardrobes and bed included and separate bedroom with mezzanine bed deck. Underground in the basement area there is one allocated space in the secure underground car park.







Ground Floor
Floor area 57.2 sq.m. (616 sq.ft.) approx

Mezzanine
Floor area 3.3 sq.m. (35 sq.ft.) approx

Not to scale for layout reference only. All Measurements are Approximate Produced by As
built Energy Surveys for Andrew Granger & Co orders@asbuiltenergysurveys.co.uk

Key Features

- No upward sales chain
- Secure allocated parking space
- Located in the vibrant Cultural Quarter
- Spacious rooms with high ceilings
- Two sizable bedrooms
- Contemporary, open plan layout

£160,000

EPC Rating - C

Tenure - Leasehold

Council Tax Band - B

Local Authority -
Leicester

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