





Property Description

With a bath, toilet & wash hand basin

Situated in the iconic Grade II listed Alexandra House, within Leicester's cultural quarter with Curve Theatre and Phoenix Square Cinema and adjacent the professional quarters, with a 7-minute walk to the mainline railway station.

Completed in 1897, Alexandra House was designed by Leicester architect Edward Burgess for Faire Bros. Ltd, one of the largest boots and shoelace manufacturers in the world. Alexandra House was restored in the early 2000s and converted into apartments, within the heart of Leicester City Centre.

The main entrance opposite Curve Theatre is spacious wood panelled period entrance hall leading to, stairway, central courtyard and lift to all floors.

Hallway

Open Plan Living/Bedroom

21' 5" x 11' 2" (6.53m x 3.40m)

With carpet floor, fitted wardrobes & windows

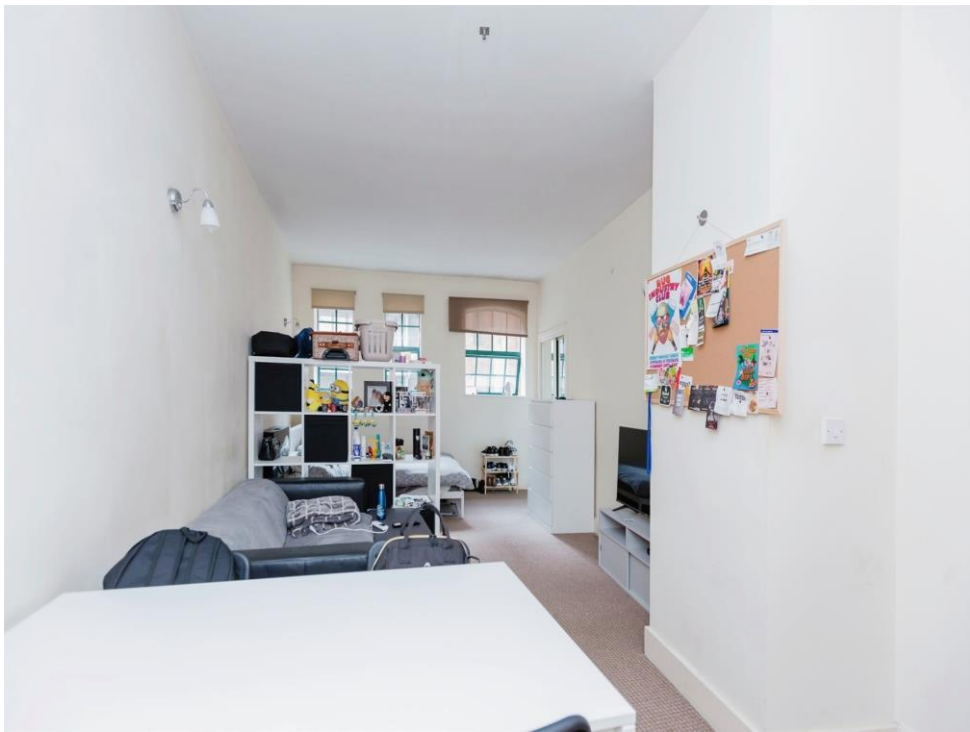
Kitchen

7' 7" x 9' 3" (2.31m x 2.82m)

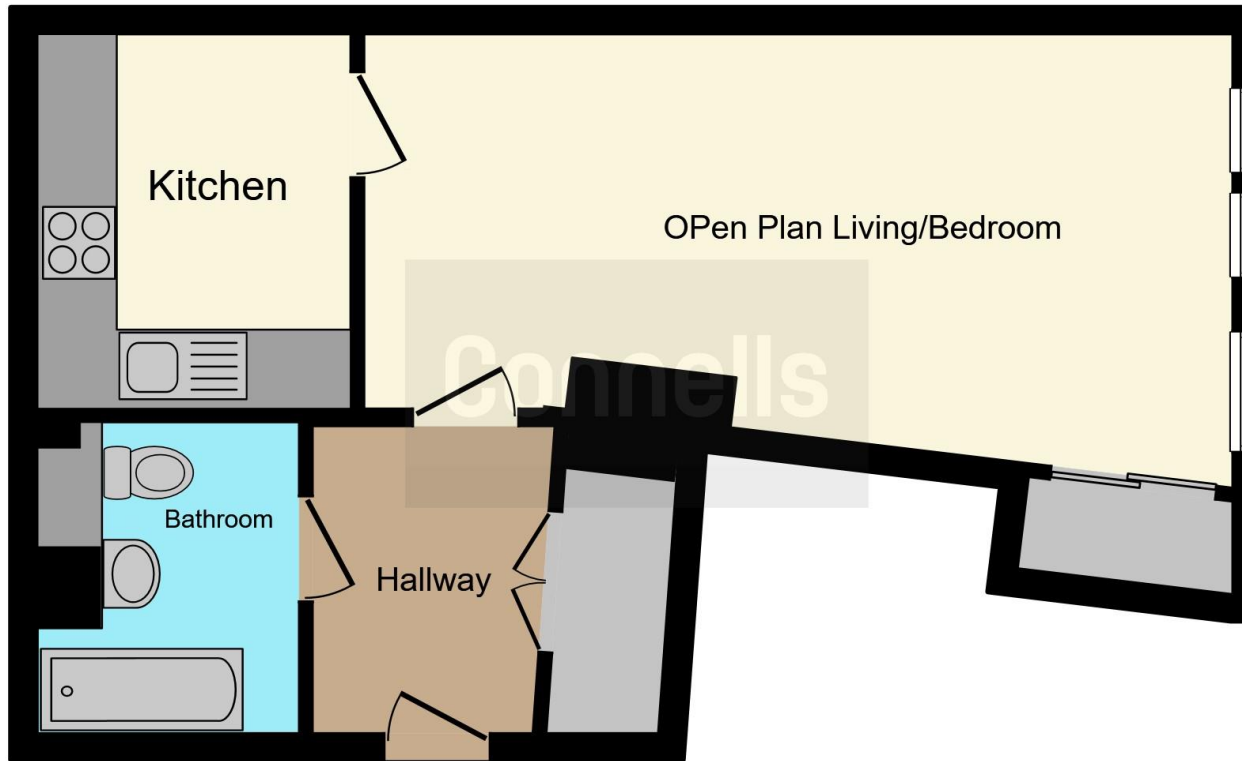
Fitted with a range of wall & base units, sink unit, plumbing for washing machine and dishwasher, oven and hob with extractor hood over

Bathroom









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/LTR322504

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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