

JAMES
SELLICKS

FLATS 1 & 2
29B GOTHAM STREET

LEICESTER
LE2 0NA

OFFERS OVER: £350,000



A fantastic opportunity to purchase a unique property boasting over 2250 square feet of living accommodation. Both apartments are in need of some renovation and are prime for an investor or family interpretation.

Location

Located approximately half a mile from Leicester city centre with local shopping facilities found nearby. The city centre is within walking distance and offers professional quarters, shopping facilities and a mainline railway station with access to London St. Pancras in just over an hour.

Accommodation

The building is entered via a porch and front door into a main hallway with wood panelling all the way along and has Terracotta tiled flooring, housing the staircase and landing to the apartments.

Apartment One is to the right hand side of the building and has a long hallway area with wood effect laminate flooring and an understairs storage recess. A large sitting room is located to the front with wood effect laminate flooring, a fireplace and large bay window. Double bedroom two also has wood effect laminate flooring. The kitchen has tiled walls and flooring, and a range of white eye and base level units and drawers with an inset sink and drainer unit, a gas hob with extractor unit above, space for an American style fridge freezer and dishwasher, and a door leading to extra stair access to the rear. Bedroom three is currently used as a laundry room and houses the airing cupboard, water tank and boiler, and provides plumbing for a washing machine. The bathroom has a three piece suite comprising a wash hand basin, WC and a bath with shower over.

Stairs lead to the second floor and a master double bedroom with a storage cupboard over the hallway below, a walk-in wardrobe leading to a small loft area and an en-suite with tiled walls, a wash hand basin, WC and a shower cubicle.

Apartment Two is entered into via a reception room and has an entrance with wood effect laminate flooring housing a spiral staircase to the second floor. The kitchen has a large bay window to the side of the property with a range of wooden eye and base level units and drawers, an inset sink and drainer unit, a gas oven and extractor fan, space for a washing machine and fridge freezer. A large double bedroom with a feature fireplace and a large bay window overlooks the side of the property. Just off of the main hall is a small lobby currently used as storage leading into the bathroom which has tiled walls and flooring, houses the airing cupboard and provides a bath with shower over, a WC and a wash hand basin with a recessed glass shelf over.

On the second floor is a large master bedroom with wood panelled walls, a fitted double wardrobe and an en-suite with a WC, wash hand basin and a corner shower enclosure.

Outside

To the front the property has a small walled frontage and in the main courtyard, two allocated parking spaces, one for each apartment.







Lease Details (per apartment)

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

Tenure: The Vendor of these apartments has ownership of the building freehold, including the car park aspect.

Lease Term: 999 years from 1988.

Service Charge: None payable.

Ground Rent: £25 per annum.

Listed Status: None.

Conservation Area: South Highfields.

Local Authority: Leicester City Council, **Tax Band:** A

Services: Offered with all mains services, gas-fired central heating & water meter.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None our Clients are aware of.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made.





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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

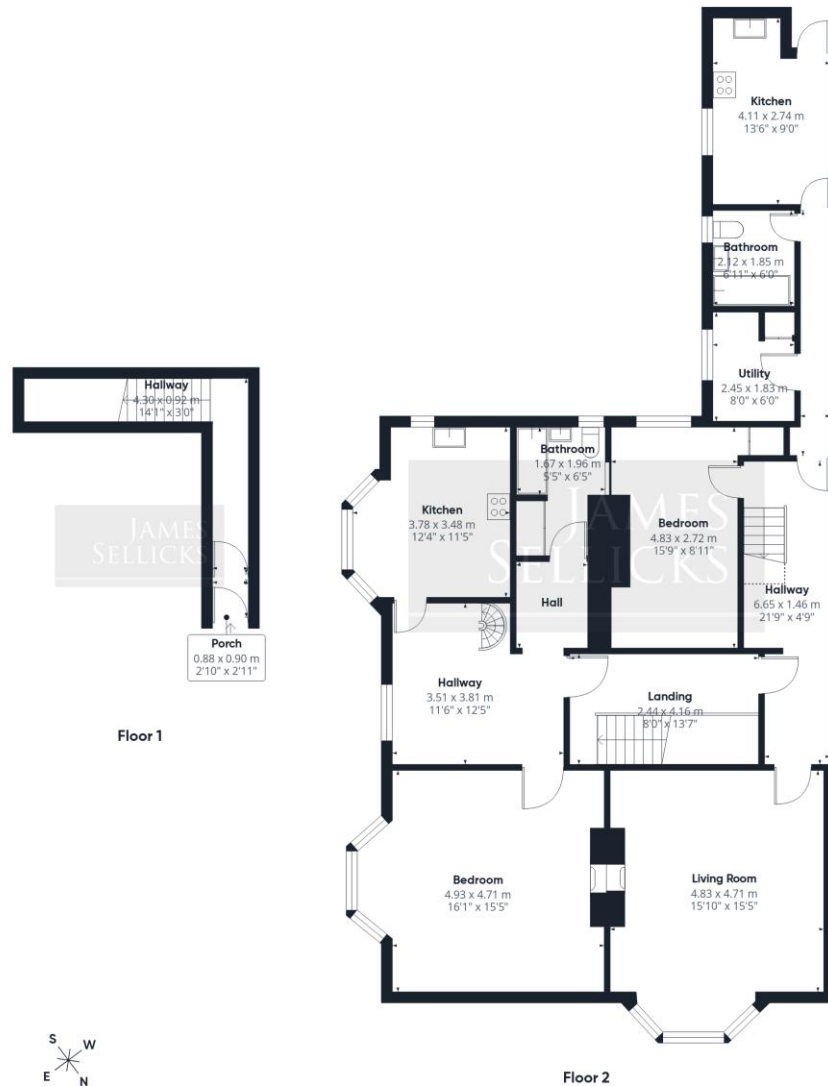
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Measures and Other Information

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.



Approximate total area⁽¹⁾

211.5 m²
 2273 ft²

Reduced headroom

7 m²
 75 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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