

JAMES
SELLICKS

4 THE CHERUB BUILDING
40 COLTON STREET, LEICESTER



A superb ground floor studio apartment located in this iconic former chapel in the heart of Leicester's thriving cultural centre.

Hallway • open plan living/bedroom/kitchen area • shower room • EPC - D

Location

The Cherub Building Building has been a landmark of Leicester for most of the last century. Recently converted into eleven apartments set right in the heart of the Cultural Quarter. Within walking distance of the Curve Theatre and a host of stylish bars, restaurants and the new Highcross shopping centre. The Cherub Building is located within easy walking distance of the city centre, professional quarters and mainline railway station with access into London St Pancras in just over an hour.

Accommodation

A communal entrance hall houses an intercom system. The apartment itself is entered via a private entrance hall a solid wood front door with a feature light, an electric storage heater and wooden flooring. The shower room has a glazed shower enclosure, a pedestal wash hand basin and an enclosed WC, halogen down spotlights, an electric shaver point, electric storage heater, part tiled walls and tiled floor.

The open plan living/bedroom/kitchen area has feature lighting and wooden flooring throughout, a window to the side elevation overlooking the greenery of St George's churchyard, and three electric storage heaters. The living/bedroom area has built-in cupboards and steps upto the contemporary kitchen area which boasts a good range of eye and base level units and drawers, ample granite preparation surfaces, an undermounted stainless steel sink with chrome mixer tap above, an integrated four-ring Neff hob with stainless steel oven beneath, integrated fridge-freezer, space and plumbing for an automatic washing machine.

Lease information: Whilst we make every effort to ensure these are correct, they are subject to change, are not to be relied upon & MUST be verified by potential Purchaser's Solicitor.

Tenure: Leasehold.

Lease Term: 999 years from 2010.

Ground Rent: None payable. All Leaseholders are members of the Colton Street Management Company Ltd and therefore jointly own the Freehold.

Service charge : £960 per annum.

Buildings Insurance £194 per annum.

Management : Butlins.

Local Authority: Leicester City Council

Tax Band: A

Services: Offered to the market with all mains services and electric heating.

Broadband delivered to the property: Unknown.

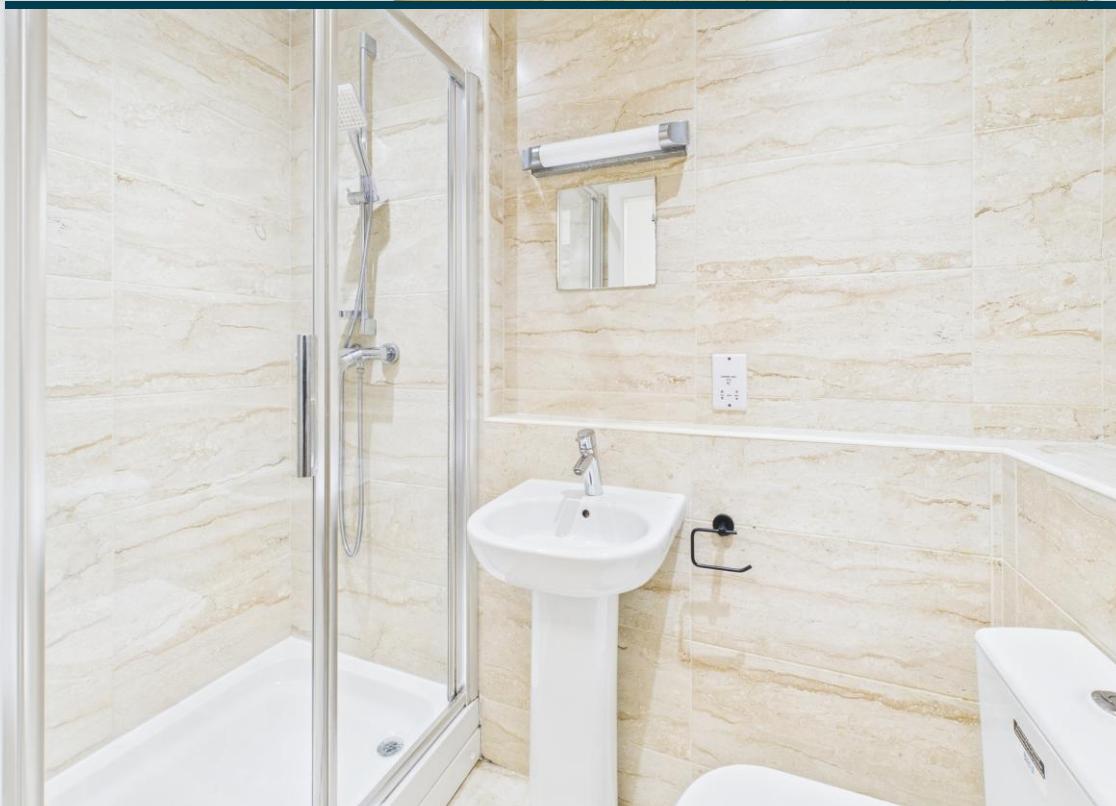
Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Accessibility: There are steps to access the apartment.

Planning issues: None our Clients are Aware of.

Cladding: The vendor informs us that there is no cladding in this building.





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James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

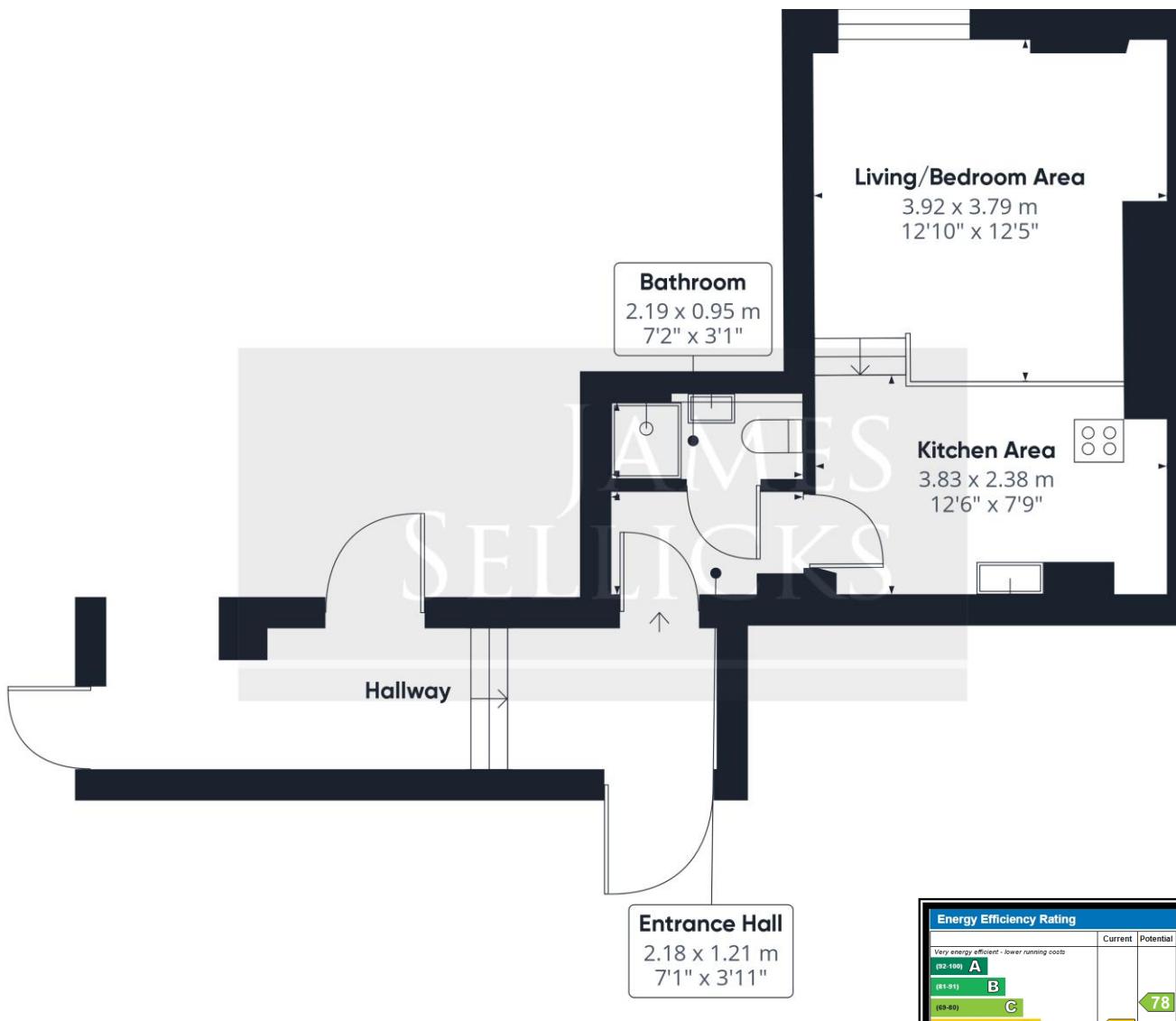
1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.

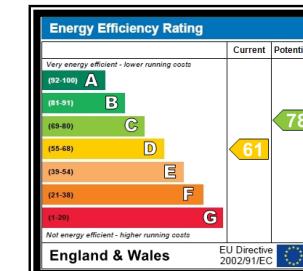


Approximate total area⁽¹⁾

27.55 m²

296.54 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.