



Hauseit

LEICESTER'S BOUTIQUE ESTATE AGENCY

APARTMENT F16 · GRADE II LISTED

The Old Chapel

41 GROSVENOR GATE · HUMBERSTONE · LEICESTER LE5 0TL

GUIDE PRICE **£250,000**

2
BEDROOMS

2
BATHROOMS

2,582 sq ft
OVER TWO LEVELS

Leasehold
103 YEARS LEFT

Two and a half thousand square feet of Victorian chapel

Apartment F16 occupies the heart of The Old Chapel — the chapel of The Towers, the Grade II listed Victorian building at the centre of Grosvenor Gate in Humberstone. At some 2,580 sq ft over two levels it is a home of rare scale, its stained glass rising the full height of the living room beneath an arch-braced timber roof.

The ground floor runs from a foyer and hall through a thirty-foot living room to a sitting room, dining area and a kitchen with a range cooker, with a cloakroom and store off the hall. A timber staircase climbs to the galleried first floor, where the two bedrooms look down into the living space and each has its own bathroom.

Outside there is residents' parking and communal grounds, with Humberstone Heights golf course beside the development and the city centre around three miles away.

Key features

- Around 2,582 sq ft (240 sq m) over two levels
- Grade II listed, with the original stained glass
- 30 ft living room beneath the arch-braced roof
- Two galleried bedrooms, each with its own bathroom
- Kitchen with range cooker; sitting and dining areas
- Ground-floor cloakroom and store
- Gas central heating · Residents' parking



The dining area and the Good Samaritan window



The kitchen, lit by the chapel's stained glass

GUIDE PRICE

£250,000

TENURE

Leasehold

COUNCIL TAX

Band E

EPC RATING

D



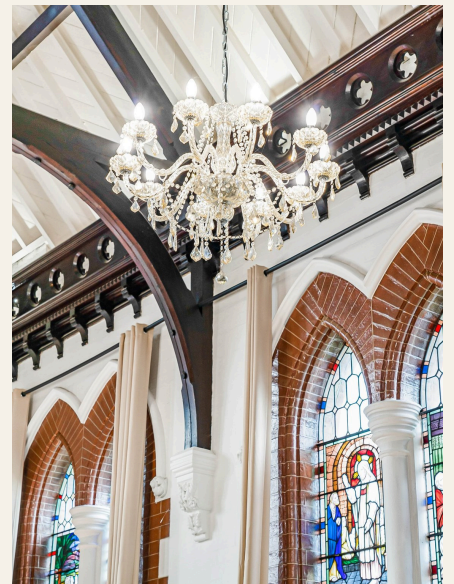
The living room, with the gallery above and the sitting room beyond



The Good Samaritan window



Beneath the gallery



The arch-braced roof



Dining area



Sitting room



Kitchen, with range cooker



The primary bedroom, open to the gallery and the Saint Luke window



Bedroom two, with its own bathroom



The staircase to the gallery



En-suite shower room



Bathroom to bedroom two

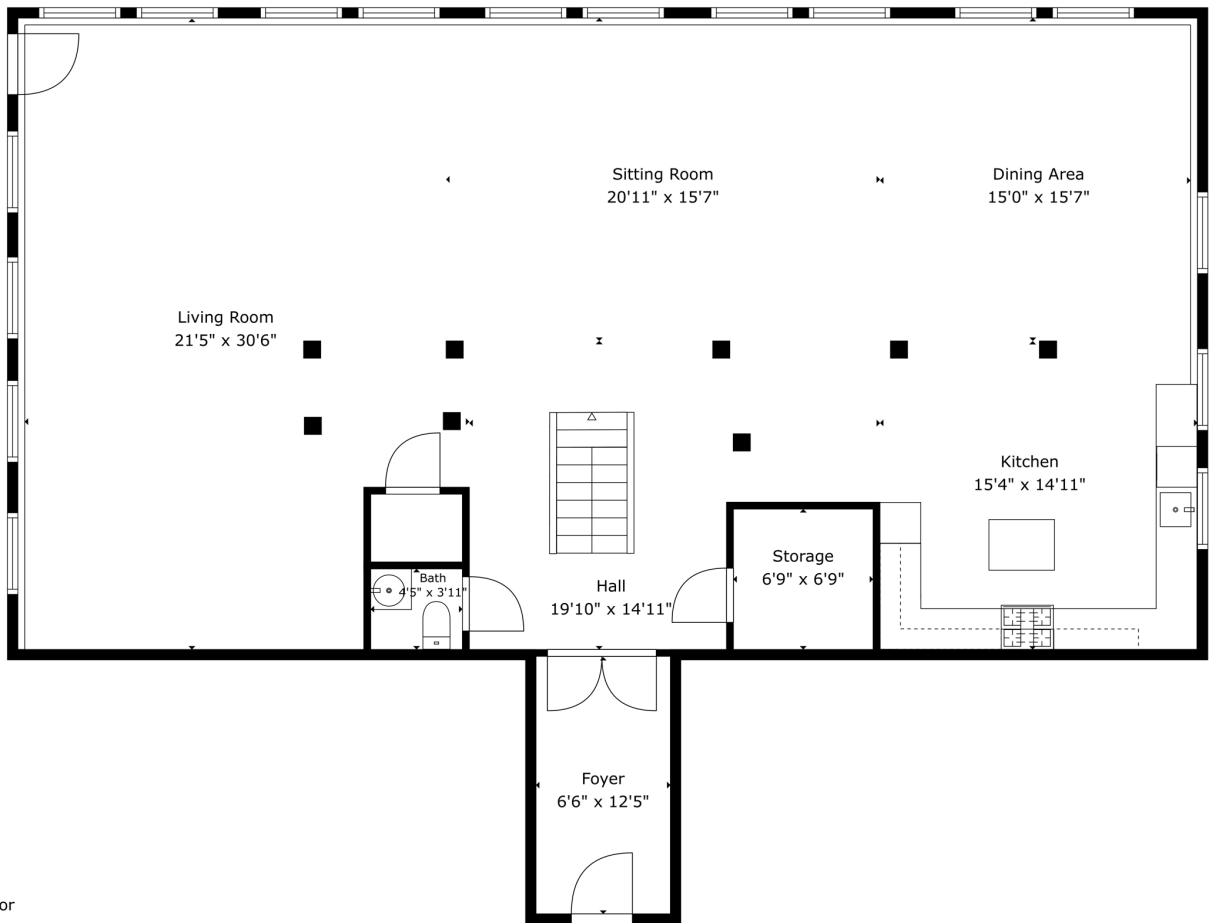


Ground-floor cloakroom

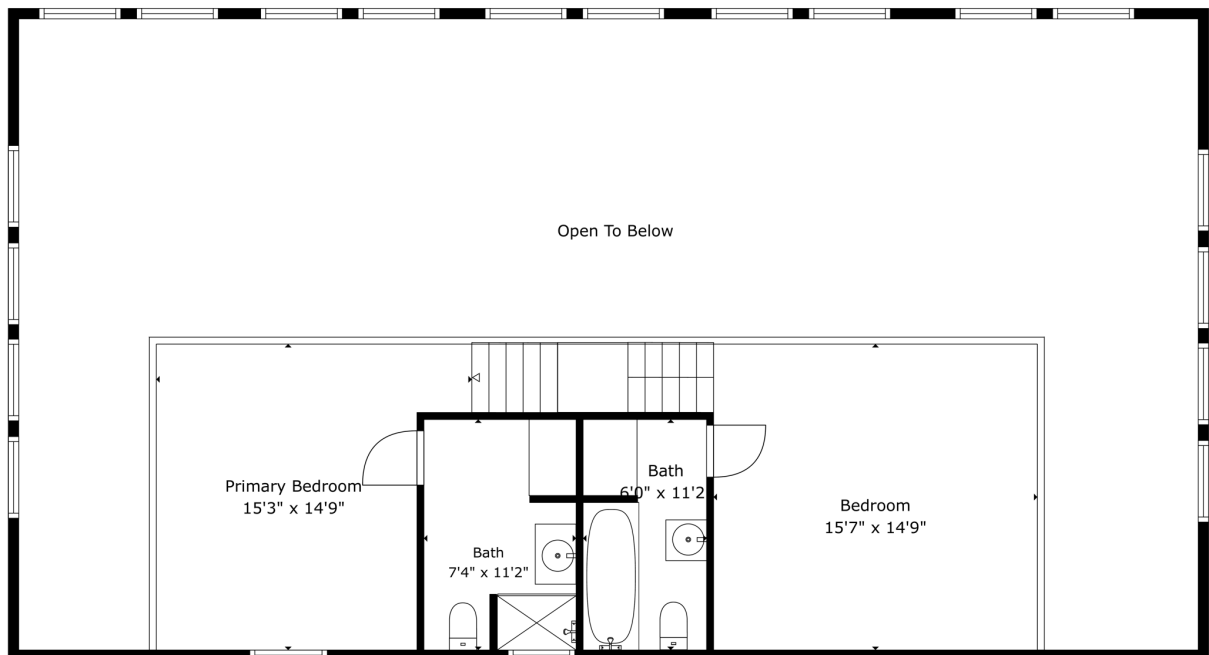
Two levels, 2,582 sq ft

Approx. total area 2,582 sq ft · 240 sq m

Ground Floor



First Floor



For illustration only and not to scale. Room sizes are approximate; the first floor is a gallery open to the living room below.

Room by room

Ground floor

Foyer	6'6" × 12'5" · 1.98m × 3.78m
Hall	19'10" × 14'11" · 6.05m × 4.55m
Living room	21'5" × 30'6" · 6.53m × 9.30m
Sitting room	20'11" × 15'7" · 6.38m × 4.75m
Dining area	15'0" × 15'7" · 4.57m × 4.75m
Kitchen	15'4" × 14'11" · 4.67m × 4.55m
Store	6'9" × 6'9" · 2.06m × 2.06m
Cloakroom	4'5" × 3'11" · 1.35m × 1.19m

First floor

Primary bedroom	15'3" × 14'9" · 4.65m × 4.50m
En-suite shower room	7'4" × 11'2" · 2.24m × 3.40m
Bedroom two	15'7" × 14'9" · 4.75m × 4.50m
En-suite bathroom	6'0" × 11'2" · 1.83m × 3.40m
Gallery landing	open to the living room below

Room sizes are approximate and taken from the floor plan, which is for illustration only and not to scale.

Lease and charges

TENURE

Leasehold, with approximately 103 years remaining on the lease

SERVICE CHARGE

£3,420 per year, towards the upkeep and insurance of the building and the communal grounds and parking

GROUND RENT

£200 per year

COUNCIL TAX

Band E, Leicester City Council

Lease terms and charges are as advised by the seller and should be verified by your solicitor before exchange of contracts.



The gallery stair from the living room



The living room from the gallery



From the kitchen into the living room

The Towers, 1869

The Old Chapel belongs to The Towers, built in 1869–70 to the designs of E. L. Stephens, the Borough Surveyor, in a Jacobean Revival style of red brick with stone dressings and steep tiled roofs. Its chapel was given pointed-arch windows with stone shafts and hood moulds and an arch-braced hammer-beam roof — the details that earned the building its Grade II listing in 1997. After the hospital closed, the buildings were converted into the Grosvenor Gate development, and the chapel into a handful of apartments, of which F16 is one.

Getting around

- Grosvenor Gate is reached from Gipsy Lane via Herongate Road
- Leicester city centre around three miles away
- A563 outer ring road close by, for the A46, A47 and the M1
- Regular buses into the city from Gipsy Lane and Uppingham Road

Green space

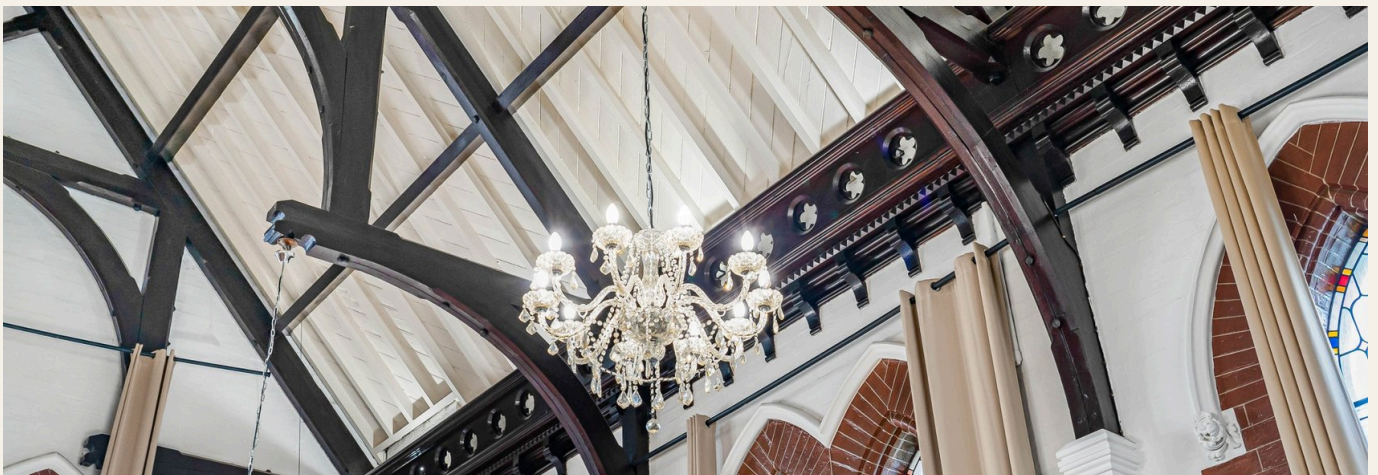
- Humberstone Heights golf course beside the development
- Humberstone Park and its playing fields
- Communal grounds within Grosvenor Gate

Shopping and services

- Tesco Extra at Hamilton, about a mile away
- Local shops along Uppingham Road and in Humberstone village
- Leicester General Hospital a short drive away
- Highcross and the city centre for everything else

Schools

- Humberstone Infant and Junior Schools
- Merrydale Infant and Junior Schools
- Orchard Mead Academy and Gateway Sixth Form College at Hamilton



The arch-braced roof noted in the chapel's listing, seen from the living room



Arrange a viewing

Viewings are strictly by appointment through Hauseit.

CALL

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ONLINE

hauseit.co.uk

OFFICE

310 Leicester Road, Leicester LE7 7GT

ENERGY RATING

D

MATERIAL INFORMATION

Price: guide price £250,000 · Tenure: leasehold, approx. 103 years remaining

Service charge £3,420 per year · Ground rent £200 per year

Council tax: band E, Leicester City Council · EPC rating: D, valid until October 2028

Maisonette over two levels in a Grade II listed building, approx. 2,582 sq ft (240 sq m) · Gas central heating

Mains gas, electricity, water and drainage · Residents' parking

AS SEEN IN THE NEGOTIATOR · LEICESTER MERCURY

These particulars are intended to give a fair description of the property and do not form part of any offer or contract. Measurements are approximate and photographs show only certain parts of the property as they appeared at the time. Services, appliances and fittings have not been tested. Lease terms, service charge and ground rent are as advised by the seller and should be verified by your solicitor. Buyers should satisfy themselves by inspection or otherwise as to the accuracy of each statement, and no employee of Hauseit Ltd has authority to make or give any representation or warranty in relation to this property.