

JAMES SELICKS

35 THE FABRIC BUILDING

19 YEOMAN STREET
LEICESTER
LE1 1UT

GUIDE PRICE: £100,000



Located within the sought after Leicester Cultural Quarter, this beautifully presented one-bedroom second floor apartment offers stylish accommodation, a private balcony, and the added benefit of no upward chain.

Communal entrance hall • private entrance hall • open-plan living, dining, and kitchen area • double bedroom • bathroom • one allocated parking space • EPC - C

Location

The Fabric Building is situated in the heart of Leicester's Cultural Quarter, giving excellent access to the city centre with its professional quarters and railway station (with mainline access to London St Pancras in just over an hour) along with the abundance of trendy bars, restaurants and shopping facilities.

Accommodation

The property is accessed via a communal entrance hall housing the postboxes and the stairs and lift to all floors. The apartment itself is entered via bright and a welcoming hallway with laminate flooring, housing a large, useful storage cupboard.

The open-plan living, dining, and kitchen area is a fantastic space combining character and contemporary style, with high ceilings and exposed brickwork further enhancing the apartment's industrial aesthetic.

The kitchen area is fitted with a good range of modern, grey eye and base level units and drawers complemented by marble effect worktops, tiled splashbacks, laminate flooring and feature pendant lighting. Integrated appliances include an Indesit induction hob, oven and extractor fan, an Indesit fridge-freezer and a Beko washing machine with a stainless steel sink and drainer above.

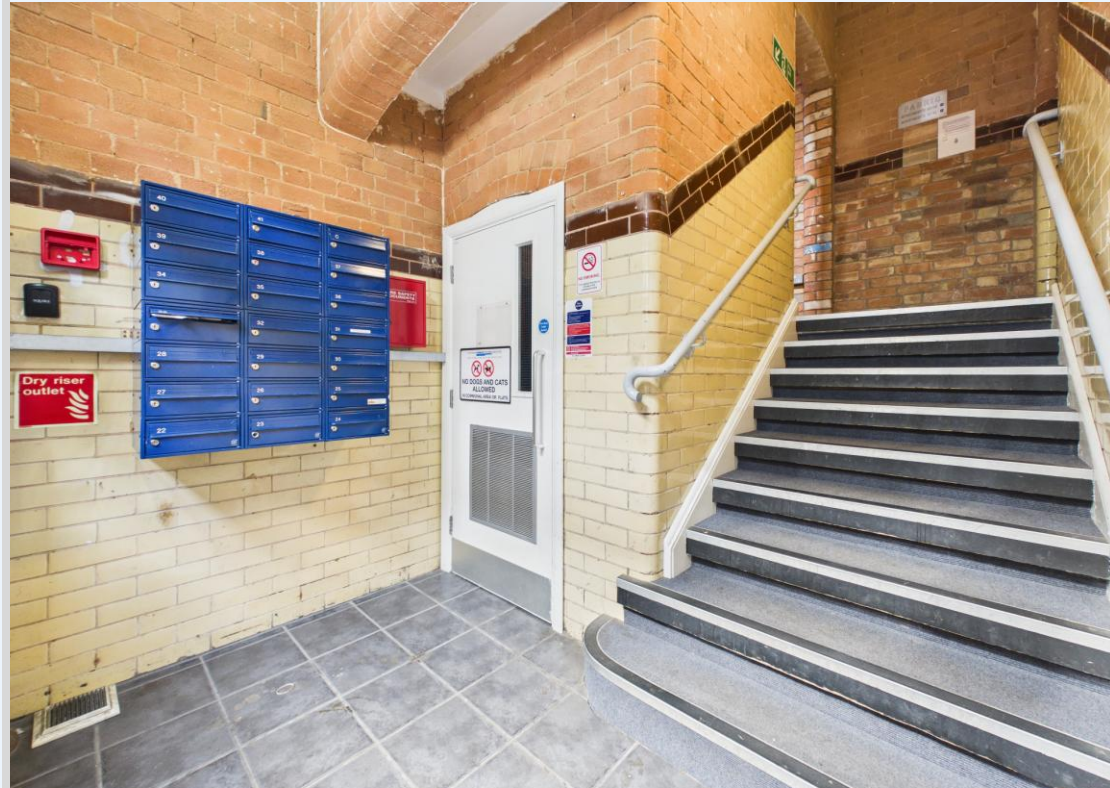
The living area houses a separate boiler cupboard providing additional storage, boasts further feature pendant lighting and impressive floor-to-ceiling glazing and patio doors opening onto a private balcony, allowing for an abundance of natural light.

The double bedroom is well-proportioned and continues the characterful theme with exposed brickwork, high ceilings, and a large window allowing plenty of natural light.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, glazed shower door and tiled surround, a wash hand basin set on a vanity unit with storage beneath and WC. Marble-effect flooring and glass brick detailing allow for soft natural light, creating a bright and modern finish.

Parking

The apartment benefits from one allocated parking space.





Local Authority: Leicester City Council

Tax Band: A

Listed Status: None.

Conservation Area: None.

Construction: Believed to be standard.

Cladding: None.

Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre, 39mbps.

Wayleaves, Rights of Way & Covenants: No dogs or cats allowed.

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

Accessibility: The building has a lift.

Planning : None our Clients are aware of.

Lease Details

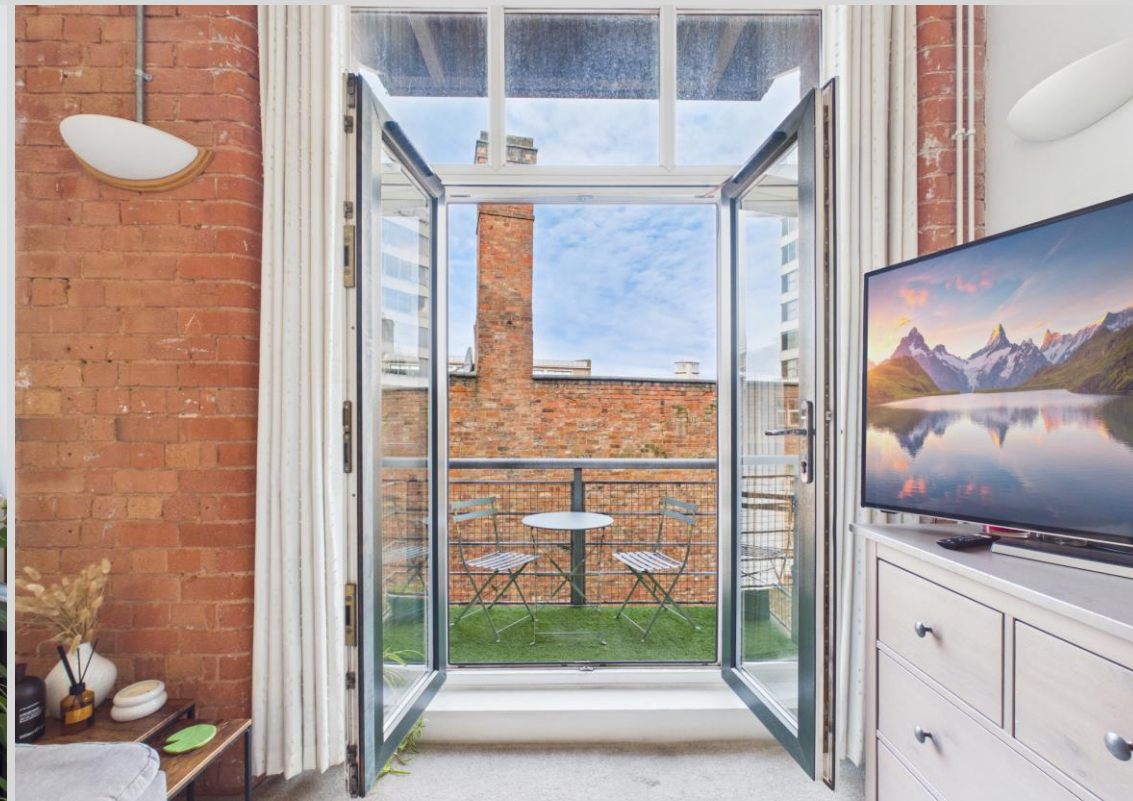
Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST** be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold.

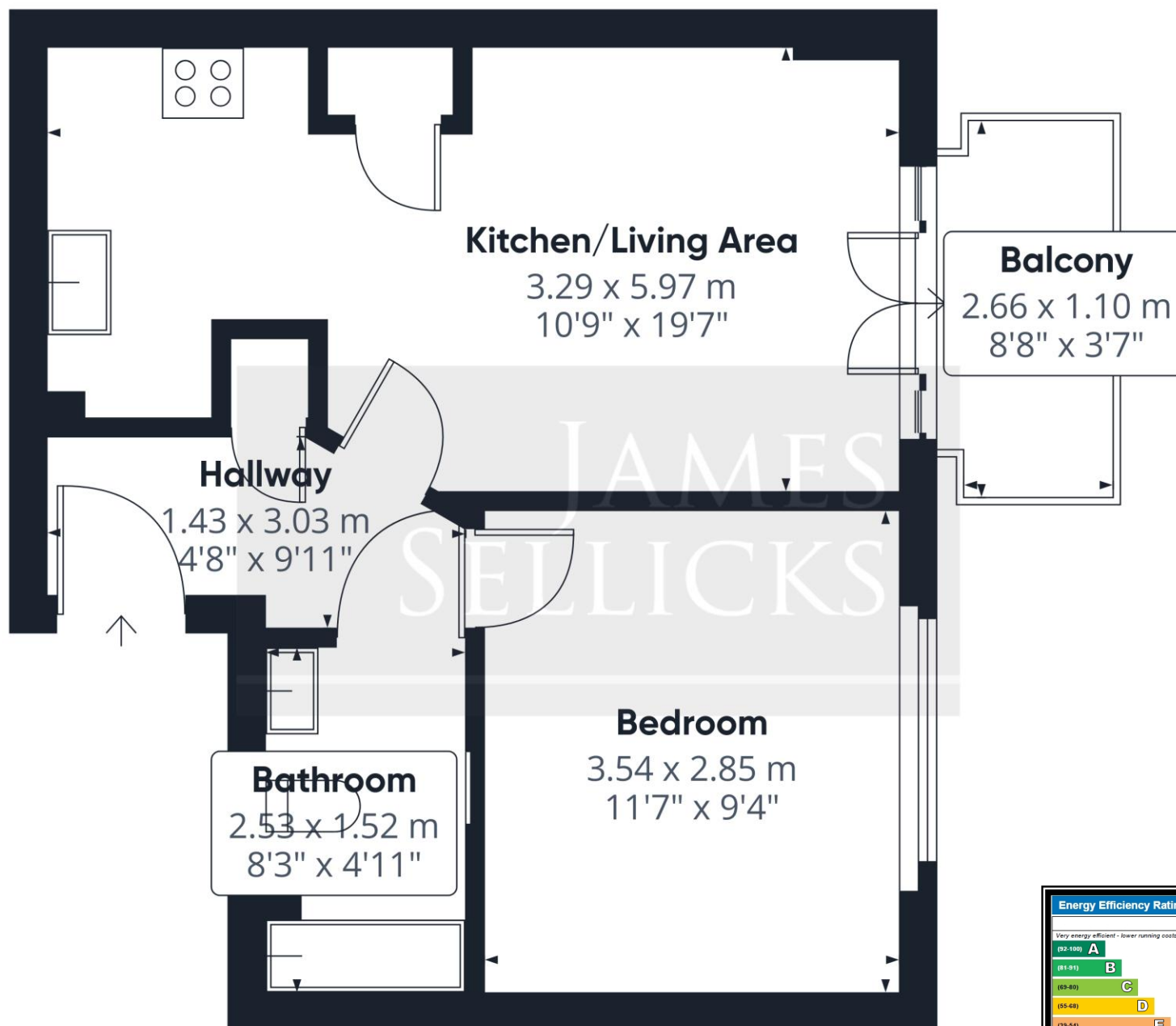
Lease Term: 125 years from 2007.

Ground Rent: £250 per annum.

Service Charge: £3,902 per annum, including buildings insurance.







Approximate total area⁽¹⁾

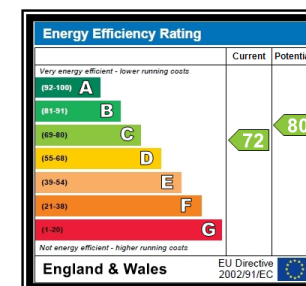
36.2 m²

389 ft²

Balconies and terraces

3.3 m²

36 ft²



(1) Excluding balconies and terraces

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

GIRAFFE360

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesselicks.com



Important Notice

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.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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.

