



JAMES  
SELICKS

7 MADELEINE HOUSE

76 CLARENDON PARK ROAD  
CLARENDON PARK  
LEICESTER  
LE2 3AL

GUIDE PRICE £265,000

Situated on the second floor of Madeleine House, a beautifully converted Victorian school building, this superb apartment perfectly blends modern living with striking character features. Accessed via both a staircase and a conveniently positioned lift to the rear (leading to the car park), the property also benefits from an allocated parking space.

Entrance hall • open plan living, dining & kitchen areas • principal bedroom & en-suite • bedroom two • bathroom • allocated parking • EPC - tbc

### Location

Clarendon Park lies approximately one mile south of the city centre and is within easy walking distance of the vibrant Queens Road shopping parade, offering a wide selection of popular bars, cafés and restaurants. The area is also well regarded for its schooling and close proximity to the university.

There are frequent bus routes providing convenient transport links, while the professional quarters and mainline railway station are easily accessible, situated just a short distance away via Victoria Park and the attractive, tree-lined New Walk.

### Accommodation

Upon entering the hallway, you are welcomed by engineered oak flooring that flows through much of the apartment, complemented by a stunning Venetian polished plaster feature wall in soft pink and purple tones, setting the tone for the unique style found throughout.

The main living space is truly impressive; a bright and airy room enhanced by dual-aspect large wooden sash windows, high ceilings, and exposed dark wood beams. The continuation of the Venetian plasterwork adds a luxurious touch, while the open-plan layout seamlessly transitions into the kitchen area, where the flooring shifts to stylish tiling.

The kitchen is both contemporary and well-equipped, featuring a statement Elica extractor fan above a Siemens four-ring induction hob, along with a Siemens oven, Siemens freezer and dishwasher, Bosch fridge, and Hoover washing machine. Sleek Cesar units are paired with granite worktops and matching splashbacks, creating a practical yet elegant space. The main living area enjoys excellent natural light from multiple aspects and is further enhanced by newly refurbished wall lights and spotlights, adding warmth and ambiance.

The principal bedroom is a spacious and inviting retreat, complete with a fitted double wardrobe and charming exposed white wooden beams. A mirrored sliding door adds a sleek, contemporary finish while enhancing light and space and giving access to the stylish main bathroom (also accessed via the hallway) finished to a high standard in Porcelanosa and Matki, including a wash basin with storage, a WC, roll-top bath and corner shower, a chrome heated towel radiator and tiled flooring.

The second bedroom is a well-proportioned double featuring extensive storage including two and a half double wardrobes, an additional storage alcove and a boiler cupboard. High ceilings and exposed wood details continue the characterful theme.

Off the hallway is a shower room, offering a modern suite with Armitage Shanks sanitaryware including a WC, wash basin with storage and a large shower, complemented by fully tiled walls and flooring and a chrome heated towel radiator.







#### Lease details

Whilst we make every effort to ensure accuracy, these are subject to change, must not be relied upon & MUST be verified by any potential Purchaser's Solicitor.

Tenure : Leasehold.

Lease Term : 125 years from 2016.

Ground Rent : £473 per annum.

Service Charge : £3,116 per annum.

Listed Status: None, built 1889.

Conservation Area: Stonegate

Local Authority: Leicester City Council

Tax Band: A

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

The boiler was replaced in 2022.

Broadband delivered to the property: Fibre, 274mbps.

Construction: Believed to be standard.

Cladding: None.

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

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

Planning issues: None our Clients are aware of.

Accessibility: The building is equipped with a lift.

Please Note: The Vendor of this property is a former employee of James Sellicks.









**Approximate total area<sup>(1)</sup>**  
85.9 m<sup>2</sup>  
925 ft<sup>2</sup>

(1) Excluding balconies and terraces



Energy Efficiency Rating	
Current	Potential
AWAITING	G
EPC	6.4
A	G
B	F
C	E
D	D
E	C
F	B
G	A

England & Wales      EU Directive 2002/91/EC

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

GIRAFFE360

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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.

