



JAMES  
SELICKS

7 THE PICK BUILDING

WELLINGTON STREET  
LEICESTER  
LE1 6HB

GUIDE PRICE: £295,000



This impressive two/three bedroom city centre apartment combines striking architectural features with modern finishes, offering spacious and versatile accommodation arranged over two floors of the renowned former Pick knitwear factory.

Communal hall • private entrance hall • open plan living/dining area & kitchen • balcony • master bedroom • walk-in wardrobe & en-suite • bedroom two • study/bedroom three • main bathroom • allocated, underground parking • integrated alarm system • EPC - C

### Accommodation

The communal hallway houses postboxes, stairs and lifts to all floors. Upon entering the apartment itself, you are welcomed by a generous entrance hallway, finished with Canadian maple flooring which continues throughout the majority of the lower level. The hallway benefits from both fitted corner storage and a useful understairs cupboard. What was formerly a ground floor WC has been thoughtfully converted into a practical utility room, complete with a sink, space and plumbing for a washing machine and tumble dryer.

The heart of this home is the stunning open plan living, dining and kitchen space. This area is enhanced by a vaulted ceiling, creating a wonderful sense of volume and light complemented by Velux windows, an additional glazed feature window and sliding doors leading out to a private balcony with railing and slabbed flooring. A bespoke fitted bookshelf sits beneath the feature window, adding both character and functionality. The living and dining areas provide ample space for both relaxing and entertaining, whilst the kitchen has been recently renovated and boasts an excellent range of modern eye and base level units and drawers complemented by granite worktops and a tiled splashback. Integrated appliances include a Lamona fridge-freezer and dishwasher, a stainless steel oven with a Smeg five-ring gas hob with stainless steel extractor unit above. A solid wood breakfast bar area further enhances the space.

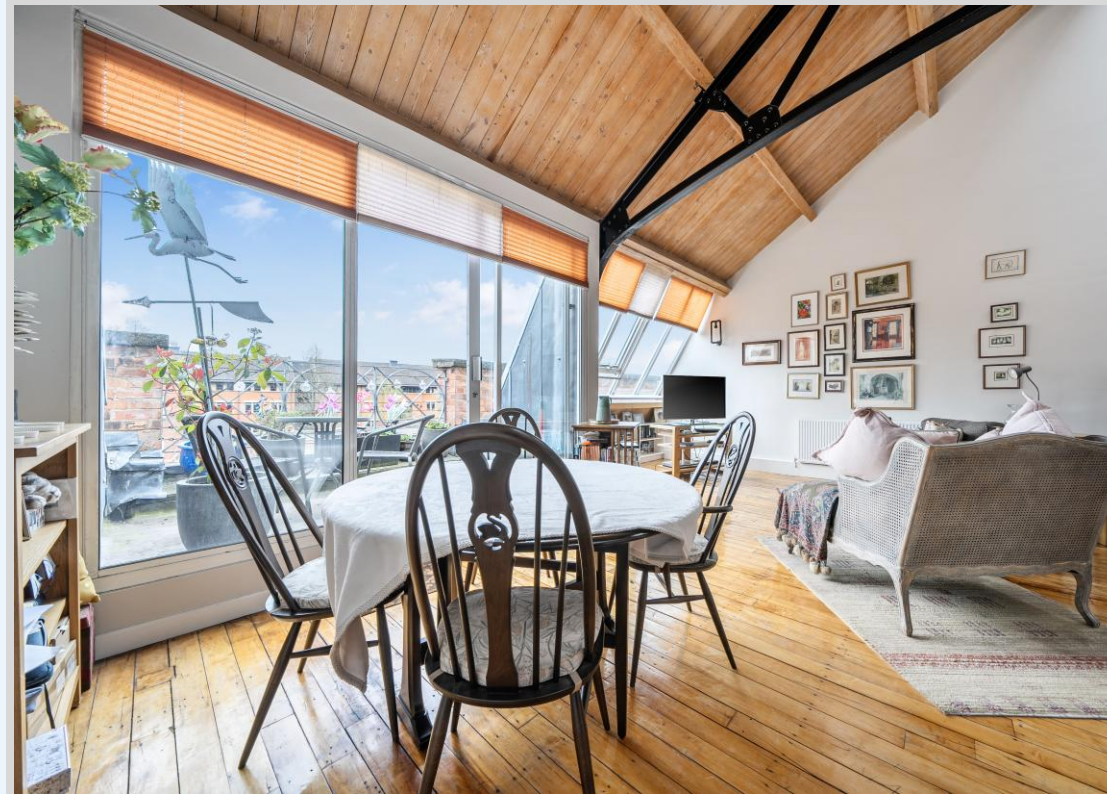
The principal bedroom continues the Canadian maple flooring and is rich in character, featuring exposed brickwork, metal detailing, spotlights and a Velux window. This room leads through to a walk-in wardrobe, also showcasing exposed brickwork, and on to a beautifully updated en-suite (renovated March 2025 comprising a double shower enclosure, WC, wash hand basin with storage, chrome radiator and stylish finishes throughout.

Bedroom two is a well-proportioned double room with a window providing natural light while maintaining privacy, wooden flooring, a vaulted ceiling with fan, exposed brickwork and access to generous eaves storage. The main bathroom has a bath with shower over, a WC and a wash hand basin, complemented by exposed brickwork, a vaulted wooden ceiling, Velux window and additional eaves storage. To the upper floor, a striking landing area features oak flooring, exposed brickwork, a balustrade overlooking the living space below and further Velux windows. Glass panels allow additional light to flow from the vaulted ceiling below, enhancing the open and airy feel.

An open office area (possible bedroom three) overlooks the main living space, making it ideal for home working while maintaining a connection to the rest of the apartment. This space continues the property's design theme, with exposed materials, wooden flooring, vaulted ceiling, Velux windows and a ceiling fan.

### Parking

The apartment benefits from one allocated, undercover parking space, conveniently positioned directly opposite the lift and clearly marked.







#### Location

Widely considered to be the first real factory conversion to boast "New York" style loft apartments, The Pick is located in the heart of Leicester city centre, with convenient access to the professional quarters and mainline railway station (access to London St. Pancras in just over one hour) the Universities and the Royal Infirmary. The Cultural Quarter including Curve Theatre and Phoenix Square Cinema is nearby, along with an abundance of restaurants, bars and shopping facilities are just a short walk away.

**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 1999.

**Ground Rent :** £300 per annum. **Review period & review increase:** 25 years.

**Service Charge :** £2,928 per annum.

**Local Authority:** Leicester City Council, **Tax Band:** E.

**Listed Status:** None. **Conservation Area:** None.

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

**Broadband delivered to the property:** tbc

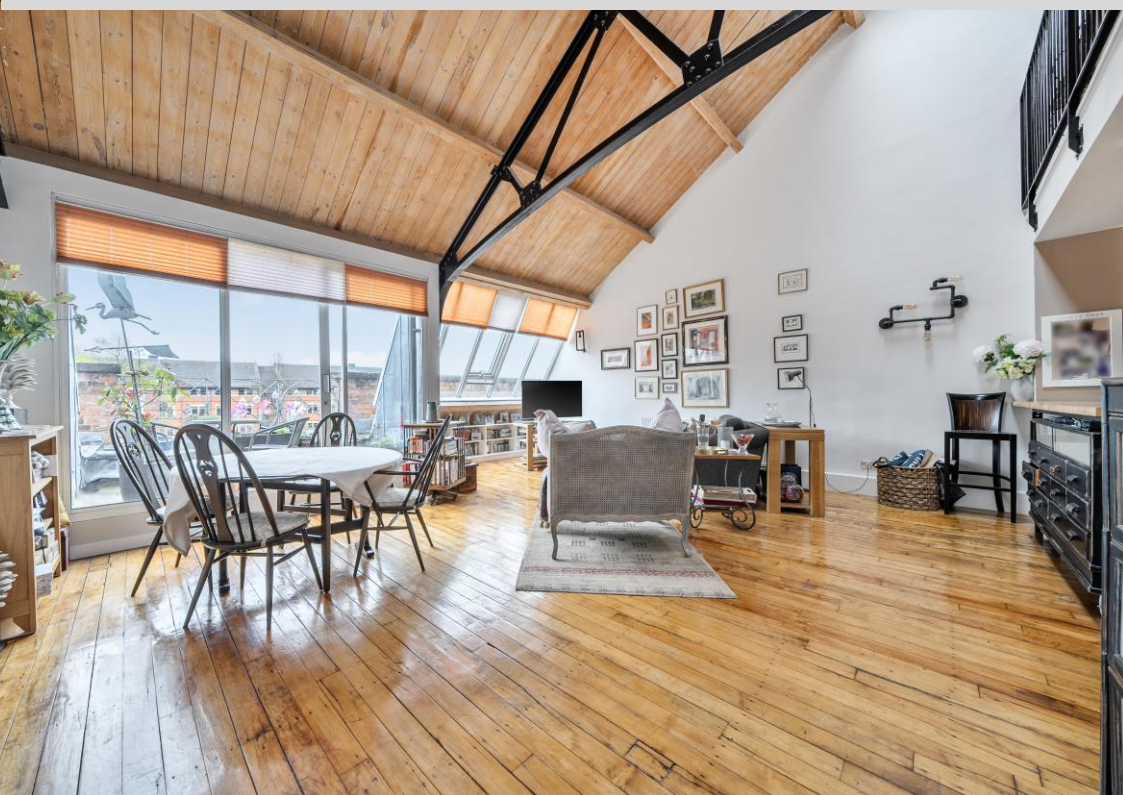
**Construction:** Believed to be standard. **Cladding:** None our Clients are aware of.

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

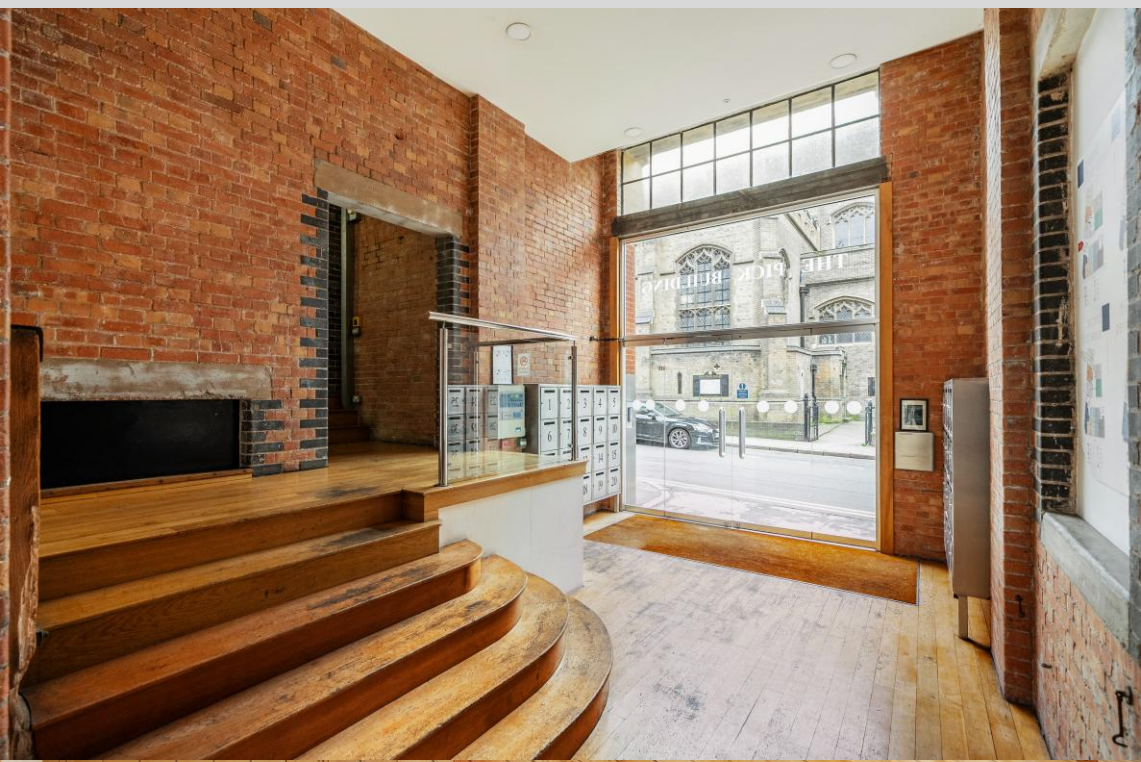
**Flooding issues in the last 5 years :** None our Clients are aware of.

**Accessibility:** The building has a lift.

**Planning issues:** None our Clients are aware of.







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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.

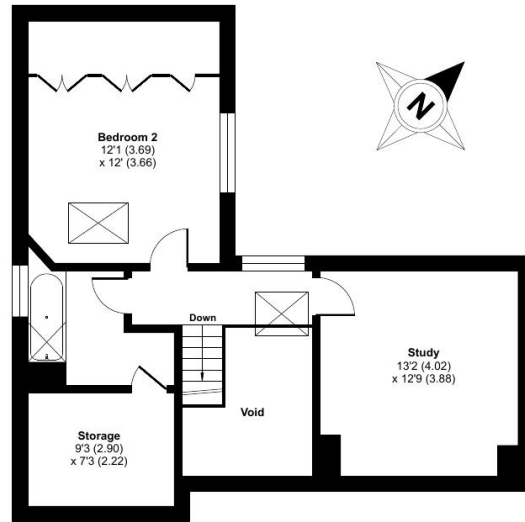


 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for James Sellicks Estate Agents. REF: 1435959

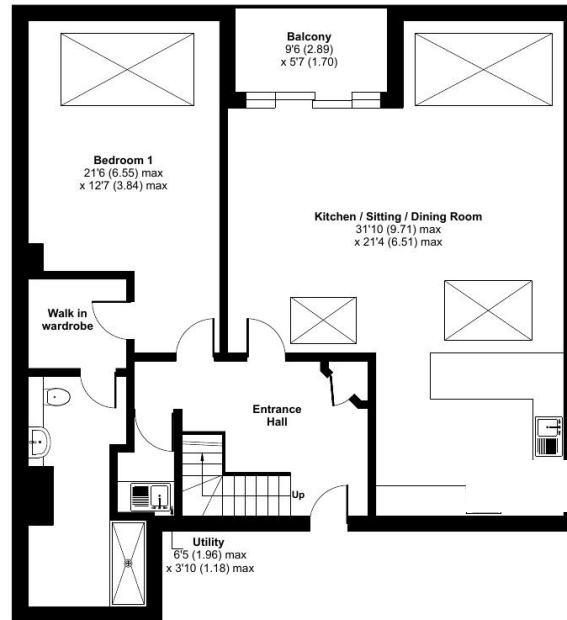
# Wellington Street, Leicester, LE1

Approximate Area = 1633 sq ft / 151.7 sq m (excludes void)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

