29 The Needleworks

ALBION STREET, LEICESTER LE1 6GF

GUIDE PRICE: £205,000

An attractive, two bedroom, two bathroom loft style apartment with secure parking, located on the fourth floor of this renowned modern apartment block.

Communal entrance hall • private entrance hall • open plan living/dining kitchen area • master bedroom • en-suite • bedroom two • shower room • secure parking • EPC - tbc

Location

The Needleworks is a purpose-built apartment complex located in the former grounds of The Pick Building, providing excellent access to Curve Theatre and The Phoenix Square Cinema, the city centre with its professional quarters and the mainline railway station with links to London St Pancras in just over an hour.

Accommodation:

The building is entered via a communal hallway housing the stairs and lift to all floors. A solid wood front door leads into the apartment itself and an entrance hall housing the intercom system and a useful storage cupboard, with wood laminate effect flooring and a feature glass wall to the main living area. The open plan living/dining area and kitchen is a superb space with wood laminate effect flooring and inset ceiling spotlights throughout, a large metal framed double glazed window and access to a balcony. The kitchen has a good range of Shaker style eye and base level units with drawers, preparation surfaces and tiled splashbacks, a one and a quarter bowl stainless steel sink and drainer unit. Integrated appliances include a Neff oven with stainless steel four-ring hob and a Leisure stainless steel and glass extractor unit by Patricia Urquiola, a Smeg dishwasher, Samsung washer/dryer and a Kenwood fridge-freezer.

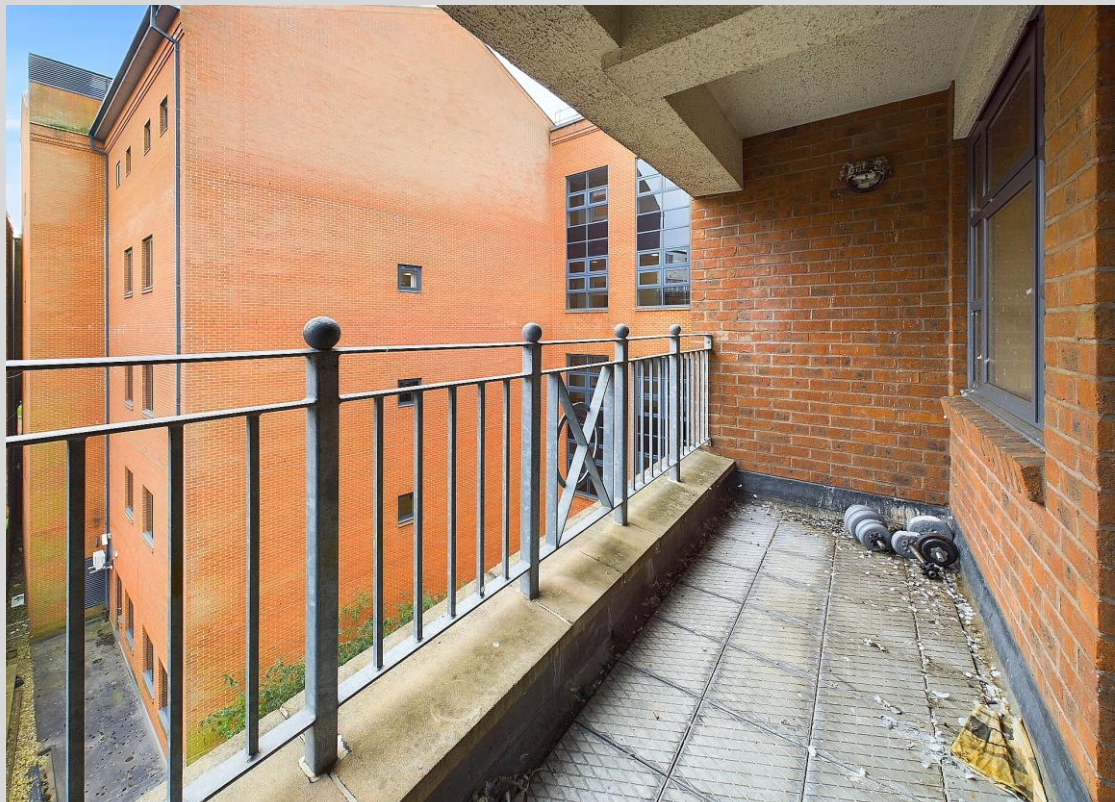
The master bedroom is a very large room with two double built-in wardrobes, a large window overlooking The Pick building and an en-suite providing a panelled bath with shower over, a low flush WC and wash hand basin with mirror over, white heated towel rail, part tiled walls and tiled flooring. Bedroom two is also a good sized double room with a double built-n wardrobe and a window overlooking the balcony towards The Pick Building. The accommodation is completed by a shower room with a corner shower cubicle, low flush WC and wash hand basin, white heated towel rail, part tiled walls and tiled flooring.

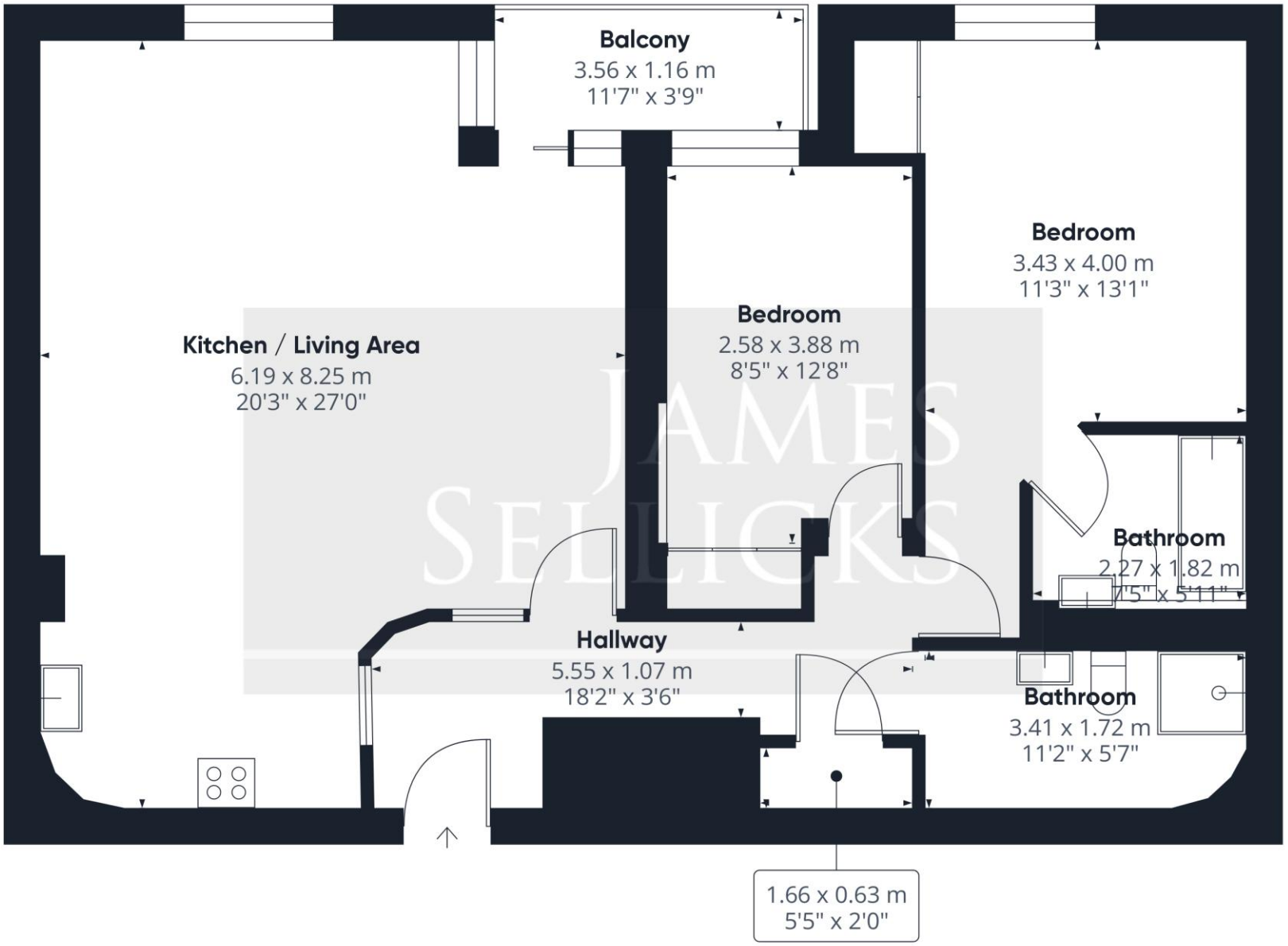
Parking

The apartment benefits from one allocated parking space.

Lease information: Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & MUST be verified by your Solicitor.
Tenure: Leasehold. Lease Term: 125 years from 1999.
Ground Rent: £600 per annum (paid to Leonard Trust Ltd).
Service charge: £1,301 per annum.
Service charge review period & review increase: Annually.

Local Authority: Leicester City Council, Tax Band: E
Conservation Area: St. George's.
Services: All mains services, gas-fired central heating, automatic heating system.
Broadband delivered to the property: Fibre, 76mbps.
Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.
Accessibility issues: This is a mid-floor apartment, there is lift access.
Planning issues: None our Clients are aware of.





JAMES SELLICKS

Approximate total area(1)

89.6 m²

964.45 ft²

Balconies and terraces

4.1 m²

44.13 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.

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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.