

JAMES SELICKS

38 THE PICK BUILDING

WELLINGTON STREET
LEICESTER
LE1 6HB

PRICE: £349,750





Originally planned to be two apartments, this large and quirky home located within the renowned former Pick Knitwear Factory conversion, boasts two/three bedrooms, two bathrooms and retained original features including exposed concrete and metalwork, highlight the property's industrial heritage.

It is thought that the potential remains to re-divide the apartment if desired.

Communal hall • private entrance hall • cloakroom • open-plan living, dining and kitchen area • utility room • master bedroom • dressing room • en-suite • bedroom two • shower room • office • mezzanine • underground parking • EPC - B

Location

Regarded as one of Leicester's pioneering factory conversions, The Pick introduced true "New York" style loft living to the city. Ideally positioned in the heart of the city centre, it offers excellent access to the professional quarters, mainline railway station (with direct services to London St Pancras in just over an hour), the universities, and the Royal Infirmary. The vibrant Cultural Quarter is just moments away, home to Curve Theatre and The Phoenix Cinema, while a superb selection of restaurants, bars, and shopping amenities are all within easy walking distance.

Accommodation

The communal hallway houses mailboxes, and the stairs and lifts leading to all floors. Adjacent to the apartment door is a further storage space. Upon entering the apartment itself, you are welcomed into a spacious hallway featuring striking Canadian maple flooring, complemented by carpeted stairs and landing. A distinctive frosted glass block wall provides a stylish introduction to the open-plan living space beyond. The hallway also provides access to a convenient cloakroom with a wash hand basin, WC and storage, along with an understairs cupboard.

The impressive open-plan living, dining and kitchen area is flooded with natural light from a full-width window with partially stained glass detailing; this versatile space has been thoughtfully designed following the conversion of two apartments into one. A vaulted ceiling over the dining area enhances the sense of volume, whilst features such as cast iron radiators, exposed brickwork and bespoke shelving add to the character. The kitchen itself is well-equipped with a Britannia range oven and six-ring gas hob, complemented by a Candy extractor and Hoover dishwasher. Wooden units are paired with distinctive green worktops and tiled flooring, and exposed brickwork and dual windows provide both charm and practicality. The living area opens onto a private balcony, complete with lead-panel detailing, seating space and metal railings, an ideal spot to relax. A separate utility room housing the boiler offers additional storage, space for a washing machine and dryer, and has a window for natural ventilation.

The ground floor also hosts the impressive principal bedroom, featuring Canadian maple flooring, spotlights, built-in storage, a large window with stained detailing and exposed brickwork. This leads into a cleverly designed split area, comprising a walk-in wardrobe with wooden flooring, double wardrobes, and multiple windows, as well as a well appointed en-suite providing a bath, corner shower, feature glass sink, WC, wood-effect flooring and a window.

Upstairs, the second bedroom continues the property's distinctive style, with vaulted wooden ceilings, exposed metalwork, twin windows and built-in storage to both sides. A striking staircase feature also serves as a secondary fire escape. An additional bathroom on this level includes a shower and sink, complemented by exposed woodwork and a Velux-style window, maintaining the property's cohesive design. The mezzanine level provides a fantastic open and flexible space, currently utilised as an office and music area. With its balustrade, exposed ironwork, wood-panelled ceiling, windows and carpeted flooring, it offers excellent potential for a further bedroom or creative workspace.





Parking

The property benefits from underground parking.

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 2001.

Ground Rent : £600 per annum.

Service Charge : £4,277 per annum.

Local Authority: Leicester City Council, Tax Band: F

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: Fibre, 120mbps.

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

Wayleaves, Rights of Way & Covenants: The flat roof over the kitchen is not in the lease (due to no fire escape).

Cladding: Renewal on front gullies in progress.

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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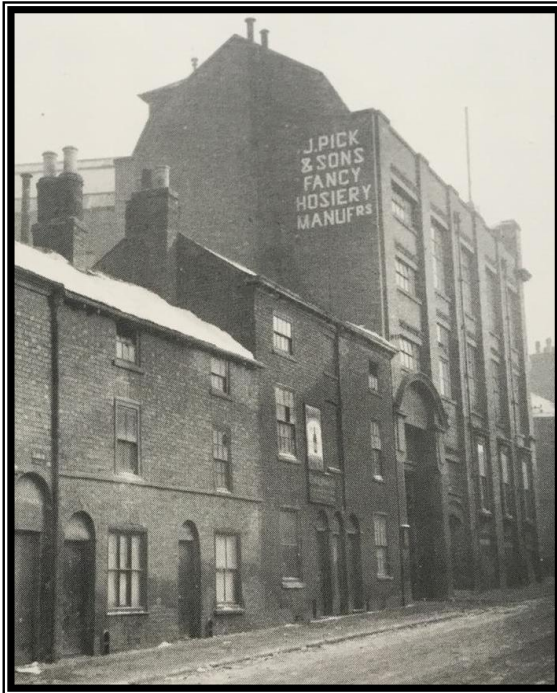
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Measures and Other Information

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.



Wellington Street, Leicester, LE1

Approximate Area = 2625 sq ft / 243.8 sq m (excludes void)

Outbuilding = 33 sq ft / 3 sq m

Total = 2658 sq ft / 246.8 sq m

For identification only - Not to scale

