

ANOTHER OUTSTANDING
DEVELOPMENT BY THE



THE
VERA MITCHELL
BUILDING

LEICESTER



THE
VERA MITCHELL
BUILDING

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LEICESTERSHIRE LE2 7DD

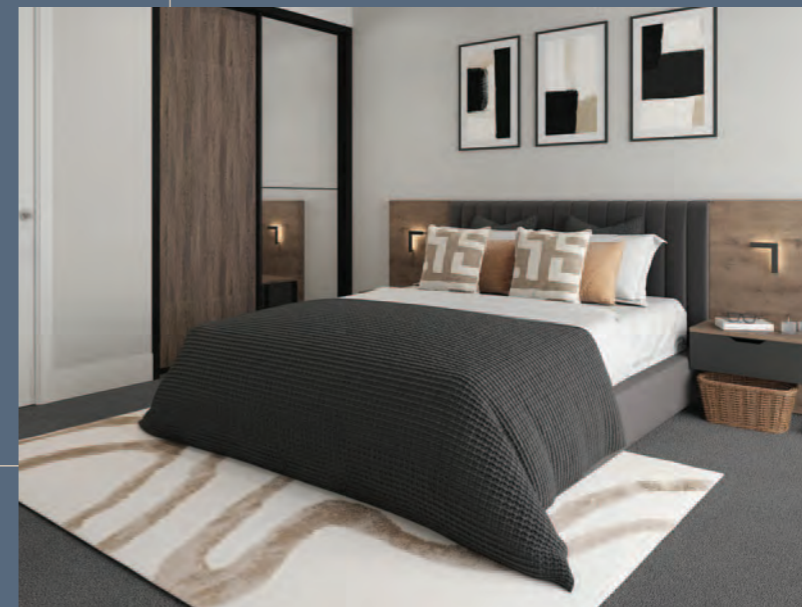


introduction

Set less than 1km from Leicester city centre and almost directly adjacent to Leicester Royal Infirmary, The Vera Mitchell Building will occupy an excellent central position.

The site lies less than 200m from De Montfort University, putting residents within easy reach of shops, restaurants, theatres, parks and countless other amenities.

The building itself will be a modern, multi-level development, rising up from a leafy residential street that is also home to older apartments, terraced houses and student accommodation.



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As a new-build scheme, it will be constructed to the most exacting standards for quality and safety, and will provide some of the most energy-efficient housing in the area. Class A-rated glazing, together with modern insulation materials and appliances will help to minimise routine costs.



Besides its stylish, well-equipped apartments, the property will also boast an entrance lobby, a secure access system and an indoor cycle store for residents.

Upon its completion, the development will offer buyers and tenants some of Leicester's most attractive and elegant apartments; units that combine style, efficiency and exceptional urban convenience.





AT A GLANCE

A new, purpose-built residential development

Top-quality, energy efficient apartments

A mix of 1- and 2-bedroom units, plus studios

Just a short walk from major employers
and the city centre

Excellent access to urban amenities

Close to parks, gardens and various sports
and leisure facilities



THE VERA MITCHELL BUILDING AND THE CITY CENTRE




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Jarrom Street begins close to Swan Bridge, which spans the River Soar, and then runs in a northeasterly direction towards Oxford Street and the city centre. It's a relatively quiet and leafy road that features a mix of modern hospital buildings, well maintained student apartments, terraced houses and The Sir Robert Peel – an historic pub that dates back to the mid-1800s.

At the southwestern end stands the iconic Summit building, a 22-storey student accommodation block and reputedly the third-tallest building in the city. At the opposite end stands Leicester Royal Infirmary's Kensington Building, which is home to an NHS maternity ward and ante-natal clinics.



For many residents, The Vera Mitchell Building will provide a very convenient address. It's within easy walking distance of all the main hospital departments and the De Montford University's main campus, and the city centre itself is less than 700m distant. The neighbourhood is therefore popular amongst academics, healthcare workers and many other professionals.

In short, The Vera Mitchell Building is exceptionally well-situated – set close to major local employers, key attractions and all the essential urban conveniences.

Leicester is, of course, a major British city, so it offers all manner of services, entertainments and amenities. Those include banks, shopping centres, theatres, museums and galleries, as well as places unique to the city, such as Leicester Cathedral and the King Richard III Visitor Centre.





THE
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EASY ACCESS TO

Shops

Local schools

Banks and other services

Cafes and restaurants

Pubs, bars and nightclubs

Clubs and live music venues

Theatres, art galleries, museums and libraries

A choice of parks and squares

The city's railway and bus stations

LEICESTER LIFESTYLE

Even the briefest glance at Leicester's urban heartland makes it clear that this is a thriving, modern city. Its centre is partly encircled by Vaughan Way, on which stand tall office buildings and elegant retail outlets, and just inside it are restaurants, bars and cultural attractions to suit all tastes.

The central areas around the Highcross and Haymarket Shopping Centres are particularly popular; on Bath House Lane, for example, shoppers and diners are spoiled for choice. Close by, residents can also enjoy fitness and leisure pursuits across a host of specialist centres, and visitors can choose from a wide array of galleries, theatres and museums.





Within just a 1km radius of The Vera Mitchell Building are plenty of green spaces, too: several scenic parks, allotments, sports clubs and recreation grounds. Two of the nearest are Castle Park, which lies beside Leicester Castle, and Bede Park, whose large open lawns extend down to the banks of the Old River Soar.



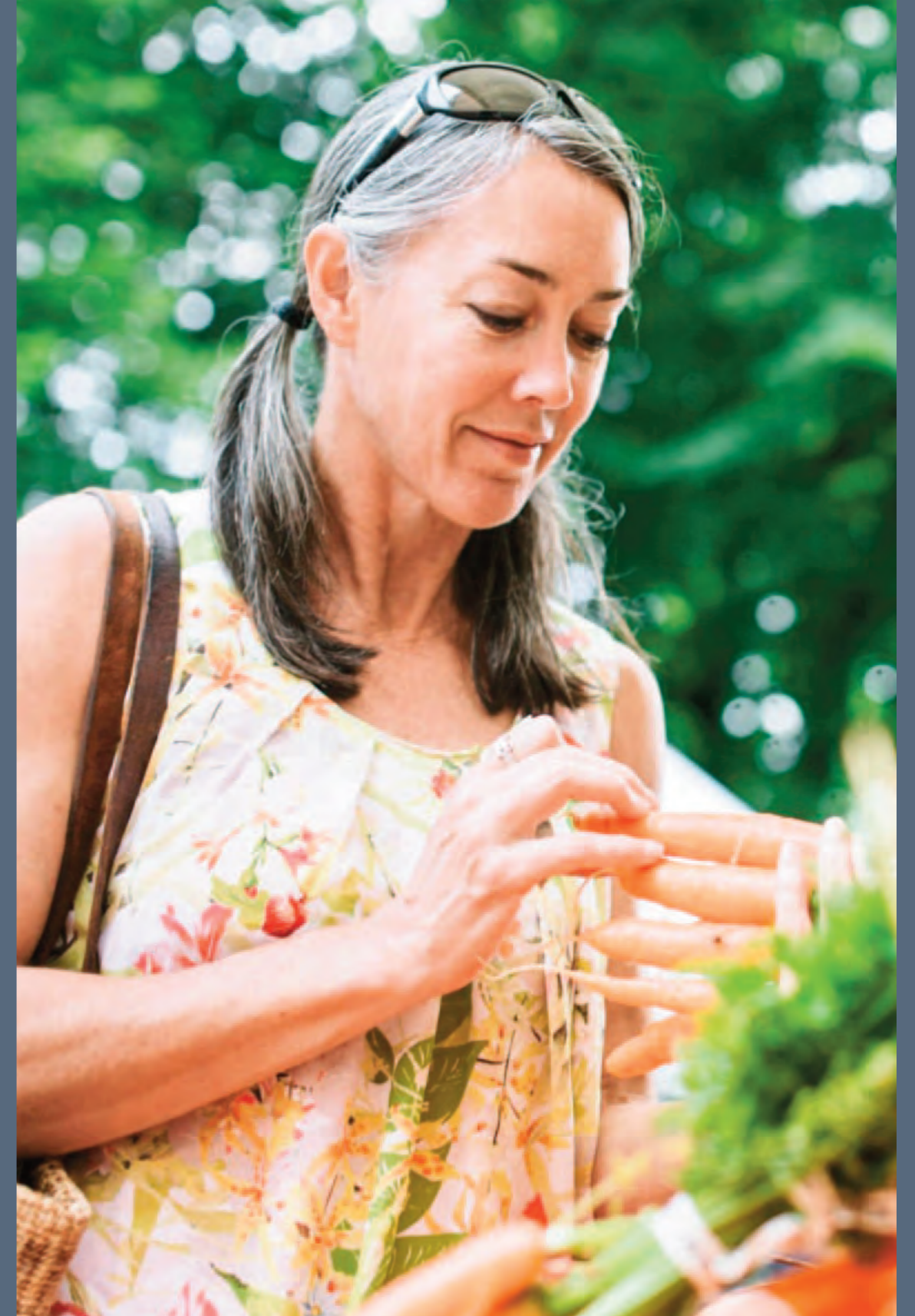

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Small wonder, then, that Leicester scores consistently highly in national 'quality of life' surveys. According to the latest Good Growth for Cities Report by Demos and PwC, it appears in the UK top 20, scoring particularly well on measures such as skills, business growth, income distribution and work-life balance.

The report places it higher than any other city in the East Midlands, and ahead of other popular locations such as Manchester, Birmingham and London.

PLACES TO VISIT

Leicester Museum & Art Gallery	640m / 700yd	Leicester Town Hall	880m / 0.6 miles
The Newarke Houses Museum	430m / 470yd	Leicester City FC	835m / 915yd
Leicester Tigers RFC	450m / 495yd	ODEON Luxe Cinema	835m / 915yd
Castle Park / Gardens	520m / 570yd	The Clock Tower (monument)	1.0km / 1095yd
Leicester Central Library	675m / 740yd	De Montfort Hall	1.1km / 1200yd
King Richard III Visitor Centre	730m / 800yd	The Curve Theatre	1.1km / 1200yd
Leicester Cathedral	750m / 820yd	Phoenix Arts Centre	1.3km / 0.8 miles
Leicester Market	850m / 960yd	National Space Centre (museum)	2.9km / 1.8 miles





EDUCATION

Leicester is home to two universities – the University of Leicester and De Montfort University. Over 20,000 students study at the former, and nearly 26,000 at the latter. What's more, just 16km to the north lies another important institution, Loughborough University, which supports a further 19,500.


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Local residents are therefore well served when it comes to higher education, but they have even more choice when it comes to schools and colleges. The city boasts some excellent schools and sixth forms, which are well distributed across the city and its outskirts.



KEY EDUCATION SITES CLOSE TO THE VERA MITCHELL BUILDING INCLUDE:

The Cottages Pre-School	480m / 45yd	St Crispin's Grammar School	1.6km / 1.0 mile
King Richard III Infant & Nursery School	840m / 920yd	Leicester College Freemen's Campus	610m / 670yd
Hazel Community Primary School	455m / 500yd	De Montford University	135m / 150yd
Shaftesbury Junior School	845m / 925yd	Leicester Medical School	955m / 1045yd
Brook Mead Academy	930m / 1020yd	University of Leicester	1.1km / 1200yd
Castle Mead Academy	1.0km / 1095yd	Loughborough University	16km / 10 miles





GETTING AROUND

Leicester has invested heavily in its local transport infrastructure in recent years, and recent quality-of-life reports have remarked on how easily its citizens can move around.

The Vera Mitchell Building lies close to a wide range of social, shopping and leisure facilities, so vehicles are very often unnecessary. However, for those who do need to travel further afield, its central location puts residents close to local transport hubs.



ON FOOT

The Apartments are situated midway along Jarrom Street, close to its junction with Havelock Street. At its northeastern end, it meets the A594, Oxford Street, which runs north to the city centre and joins the A5199 to the south. Bus stops can be found all along the A594, which follows a clockwise route around the city centre. For those seeking space and greenery, Thirlmere Street Gardens lie 250m to the southwest and Nelson Mandela Park lies around 450m to the southeast. Larger open spaces including Bede Park and Castle Park are also less than 500m away.

ROAD

The nearby A594 offers easy connections to the regional highway network. The A5460 is less than 1km from the property and it runs southwest towards the junction of the M1 and M69. These key routes offer speedy travel to regional destinations such as Coventry, Derby and Nottingham, or to more distant cities such as Birmingham, Sheffield and Manchester.

BUSES AND COACHES

The nearest city-bound bus stop is at Bonners Lane on Oxford Street, 345m to the northeast. Approximately 1.5km from the property, a little way north of the city centre, is St Margaret's Bus and Coach Station, which runs services to key regional and national destinations. Examples include Derby, Loughborough, Nuneaton, Birmingham, London Victoria and Stansted Airport. With 24 bays, it is notable for being the largest in the city and for being Britain's first carbon-neutral bus station.

RAIL

Leicester Railway Station lies to the southeast of the city centre, approximately 900m from The Vera Mitchell Building. Here, passengers can connect to destinations including Nottingham, Sheffield, Grimsby, Lincoln, Birmingham New Street, Stansted Airport and London's St Pancras International.





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DISTANCES TO MAIN ROADS

A594	190m / 210yd
A6	880m / 960yd
A5460	1.0km / 1100yd
A47	1.2km / 1300yd
A563 (ring road)	3.1km / 1.9 miles
M1 (Junction 21)	5.4km / 3.3 miles
M69 (to Coventry)	5.6km / 3.5 miles



DISTANCES TO KEY REGIONAL LOCATIONS

Loughborough	16km / 10 miles
Coventry	35km / 21.5 miles
Nottingham	36km / 22 miles
Derby	38km / 24 miles
Birmingham	55km / 35 miles

ACCESS TO NATURAL OPEN SPACES

Aylestone Meadows Local Nature Reserve	2.4km / 1.5 miles
Bradgate Park (country park)	8.0km / 5.0 miles
Watermead Country Park	8.0km / 5.0 miles
Rutland Water Nature Reserve	30km / 18.5 miles
Kingsbury Water Park	38km / 29 miles
Cannock Chase AONB	57km / 36 miles
Peak District (southern edge)	61km / 38 miles





THE
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THE DEVELOPMENT

The Vera Mitchell Building will be the result of an impressive new-build project that will create one of the most attractive residential developments in the city.

The split-level design features a five-storey section and another of eight storeys. Within the two parts will be a mixture of studios and one- and two-bedroom apartments – in other words, precisely the kind of smaller modern units that are most in demand amongst both tenants and buyers.



THE
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In addition to a convenient central location, the property promises security, modernity and energy efficiency. Sustainability features prominently in its design, which includes impressive levels of insulation and a secure indoor cycle store for residents.

DETAILS AT A GLANCE

Complete new build

A selection of elegant studios and apartments

A choice of one and two bedrooms

Set on five and eight storeys

Excellent city views from upper floors

Rooftop terrace

Private lobby

Access control system

Private cycle store

New hard landscaping and planting

All properties backed by a 10-year warranty



THE APARTMENTS

The Vera Mitchell Building is designed for discerning professionals and modern lifestyles.

Fitted out with sleek modern appliances and built to the latest standards for energy efficiency, all the units will have a chic, contemporary feel. Safe, secure and cheap to run, they will be ideally suited to the demands of discerning, 21st century buyers and tenants.



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In all cases, the apartments make excellent use of space and natural daylight. Open plan designs and light, neutral colours help to keep interiors bright and airy, while useful extras such as instant hot water and streaming TV services add elements of luxury and convenience.



AT A GLANCE

- A choice of layouts and prices
- Newly built to the highest modern standards
- Beautifully finished; light and spacious
- Well-equipped kitchens and bathrooms
- Some units with balconies
- Safe, secure and energy efficient









INTERIOR SPECIFICATIONS

GENERAL

Smooth plastered walls finished with emulsion in neutral shade

Smooth plastered ceilings with emulsion in neutral shade

Modern detail skirting and door frames

Light grey ash panelled doors

Contemporary satin stainless steel door handle



FLOOR COVERING

Hallway

Quality vinyl floor in wood effect

Living Area

Quality vinyl floor in wood effect

Dining Area

Quality vinyl floor in wood effect

Kitchen Area

Quality vinyl floor tiles

Bedrooms

Quality neutral carpet

Bathroom

Quality floor and wall tiles

ELECTRICAL AND MAINTENANCE

LED downlights throughout

Satin stainless steel plug sockets with USB port

Phone point to living area

KITCHEN

Quality grey matt kitchen including base units and a selection of eye level cupboards

Concealed under wall cabinet lighting illuminating the work surface below

Quality complementary laminate work surface

Fan assisted single oven

Electric hob

Integrated tall fridge freezer

Integrated dishwasher

Integrated washing machine

Glass splash back

**BATHROOM**

Wall and floor tiles

Wall mounted WC with push button flush

Floating hand basin

Fully enclosed shower with glass door

Wall mounted heated towel rail



THE
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AT A GLANCE

Quick and easy access to the city centre

Close to major employers

Close to good schools and the universities

Excellent new-build quality

A choice of apartment sizes and designs

Backed by a 10-year warranty

SUMMARY

Upon its completion, The Vera Mitchell Building will provide residents with an enviable address. Beautifully designed and luxuriously equipped, they promise elegance, low running costs and an exceptionally convenient central location.



This combination of modernity, convenience and energy efficiency is in short supply across Leicester. The Vera Mitchell Building is therefore expected to attract huge interest as the scheme approaches completion.

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