

JAMES SELICKS

4 THE QUEENS BUILDING

3 QUEEN STREET
LEICESTER
LE1 1RG

GUIDE PRICE £165,000



Set within one of Leicester's most iconic Victorian buildings in the heart of the Cultural Quarter, this exceptional two-bedroom apartment effortlessly combines period character with contemporary living.

With an allocated parking space, superb city-centre amenities on the doorstep and Leicester Railway Station just a short walk away, it offers an enviable lifestyle for professionals, first-time buyers and investors alike.

Communal entrance hall • private hallway • open plan living/dining area & kitchen • principal bedroom • Jack & Jill bathroom • bedroom two • one allocated parking space (included within the lease) • EPC - C

Location

The Queens Building occupies a prime position within Leicester's vibrant St. George's Cultural Quarter, placing an excellent selection of restaurants, bars, cafés, shops and cultural attractions, including The Phoenix Cinema & Arts Centre and Curve Theatre right on the doorstep. The professional quarters and railway station being so close make this an outstanding location for both work and leisure.

Accommodation

The apartment is entered via a spacious communal entrance hall with striking wall art, polished floor tiles, contemporary designed post boxes and the intercom system. Located on the first floor, this beautifully presented apartment is accessed via a welcoming entrance hallway finished with attractive engineered wood flooring and benefiting from a useful fitted storage cupboard.

The spacious and bright open plan living/dining area and kitchen is impressive, with three large windows flooding the space with natural light, while exposed brickwork and steel beams create a striking industrial-inspired aesthetic full of character. The kitchen itself has been finished to a high standard, featuring a stylish range of contemporary grey eye and base level units and drawers complemented by white stone preparation surfaces and a stainless steel sink with drainer unit. Integrated appliances include a Neff oven, Neff microwave, Neff induction hob with extractor unit above, CDA fridge, a freezer, washer/dryer and dishwasher.

The principal bedroom is a generous double, enjoying views towards St George's church and benefiting from exposed brickwork, a fitted double wardrobe and direct access to the Jack and Jill bathroom. Bedroom two is another well-proportioned double, featuring large windows, exposed brickwork and a fitted double wardrobe, making it an ideal guest room, home office or second bedroom. The Jack & Jill bathroom is fitted with a modern white three-piece suite comprising a panelled bath with shower over, a WC and a wash hand basin, an illuminated de-mister mirror and a heated towel rail, all complemented by neutral tiled surrounds.

Outside

The property also benefits from an allocated parking space, conveniently located just a minute's walk from the property, entered under a large canvas sign for 'Makers Yard'.







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:** 200 years from 2017.

Ground Rent: £200 per annum.

Service charge: £2,031 per annum.

Service charge review period & review increase: Reviewed annually, based on actual expenditure & budgeted maintenance costs.

Buildings Insurance: £981 per annum.

Management: Butlin Property Services Ltd.

Listed Status: Grade II.

Conservation Area: St George's.

Local Authority: Leicester City Council, **Tax Band:** B

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

Broadband delivered to the property: ADSL, Mobile 4G & 5G, speed unknown.

Construction: Believed to be standard. The property enjoys the remainder of an AEDIS Group 10 year new build warranty, valid until December 2027.

Wayleaves, Rights of Way & Covenants: Subletting of the whole is permitted; the lease restricts subletting of part only.

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

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made however there are ramps to both entrance doors and a lift to all floors.





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James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

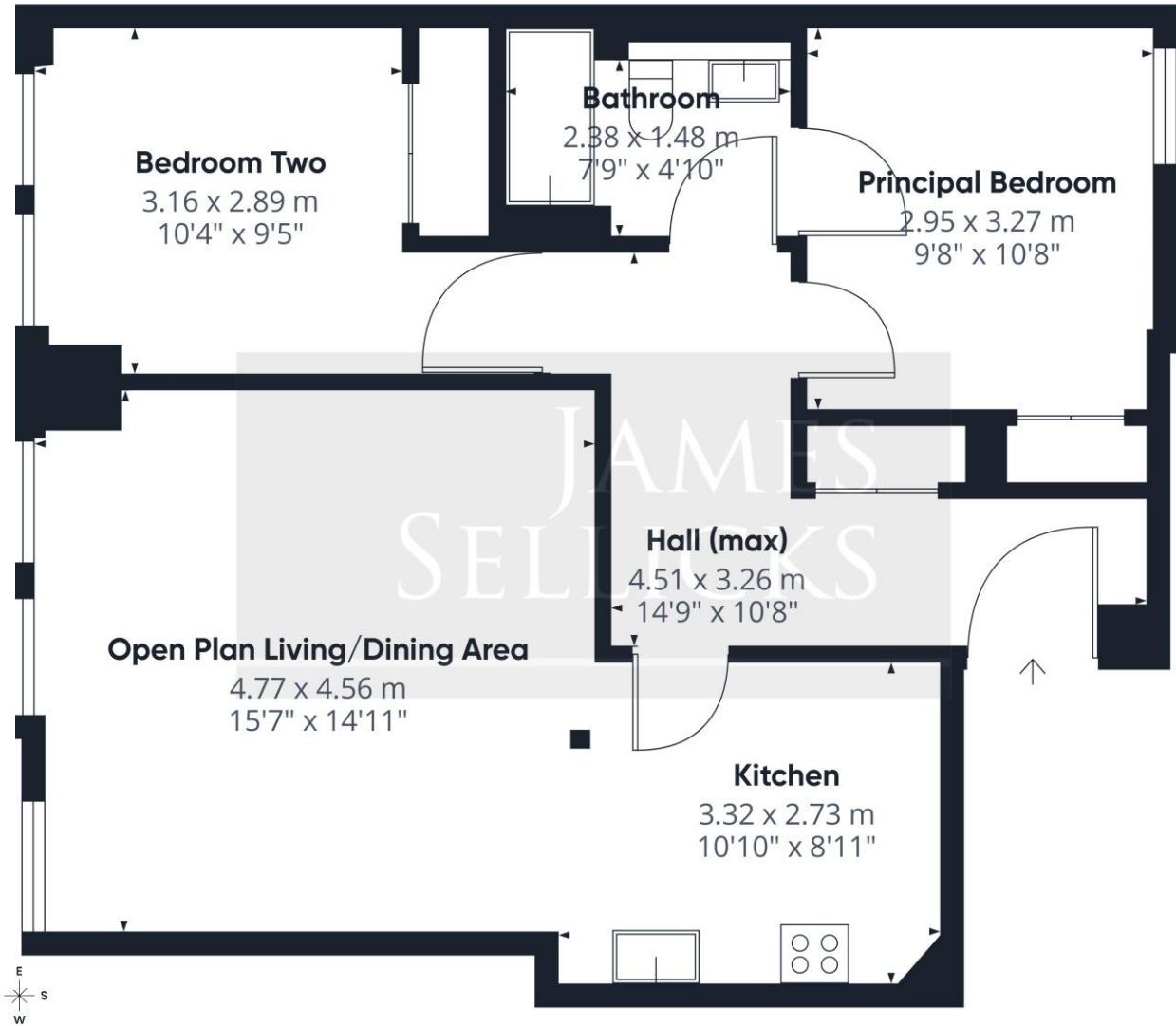
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Measures and Other Information

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.



JAMES
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Approximate total area⁽¹⁾
65.1 m²
702 ft²

(1) Excluding balconies and terraces

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

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