JAMES SELLICKS

29 The Pick Building

70 WELLINGTON STREET
LEICESTER
LE1 6HB

GUIDE PRICE: £185,000





A spacious and well presented one bedroom apartment located on the first floor of the highly sought-after former Pick Knitwear Factory, an iconic building retaining many original features and enjoying tall ceiling heights, exposed brickwork, original solid Canadian maple flooring and large re-glazed steel framed windows.

Superb one bedroom first floor loft-style apartment • prime city location close to the Cultural Quarter & railway station • allocated undercroft parking space • impressive ceiling heights and exposed brickwork • original Canadian maple flooring • spacious open plan living/dining kitchen • contemporary kitchen with granite preparation surfaces • mezzanine study/storage area with vaulted ceiling • EPC - B

Location

This landmark building was converted over 20 years ago and is still considered the flagship; the first real factory conversion to boast “New York style” loft apartments. Located in the heart of Leicester city centre, the area provides excellent access to the Professional Quarters and mainline railway station with links to London St Pancras, along with the Cultural Quarter which includes Curve Theatre and The Phoenix Square Cinema, along with an abundance of restaurants and shopping facilities.

Accommodation

The building is entered via a communal entrance hall housing postboxes, stairs and lifts to all floors The apartment itself is entered via a solid wood front door into an entrance hall with maple flooring, a hi-line radiator and a walk-in cloaks cupboard.

The superb and spacious open plan living area has maple flooring, a contemporary radiator, a large window providing an abundance of natural light and is open to the kitchen, which boasts an excellent range of stainless steel eye and base level units with granite preparation surfaces, tiled splashbacks and a circular stainless steel sink with mixer tap over. Integrated appliances include a stainless steel dishwasher and an electric oven with Smeg five-ring gas hob and stainless steel /glass extractor unit above whilst there is also space for a washing machine and fridge-freezer.

A steel staircase leads from the living area to a mezzanine storage deck/study area with a vaulted ceiling and built-in cupboards to the rear.

The bedroom is a spacious double with plenty of natural light provided by a large window and a glass block feature, a large wardrobe and further storage cupboard.

The bathroom is a good size and provides a panelled bath, a step upto a separate shower enclosure, a pedestal wash hand basin and low flush WC. There is a glass block feature, part tiled walls, inset ceiling spotlights, a chrome heated towel rail and maple flooring.

Parking

The apartment has one allocated, undercroft parking space.









Lease information

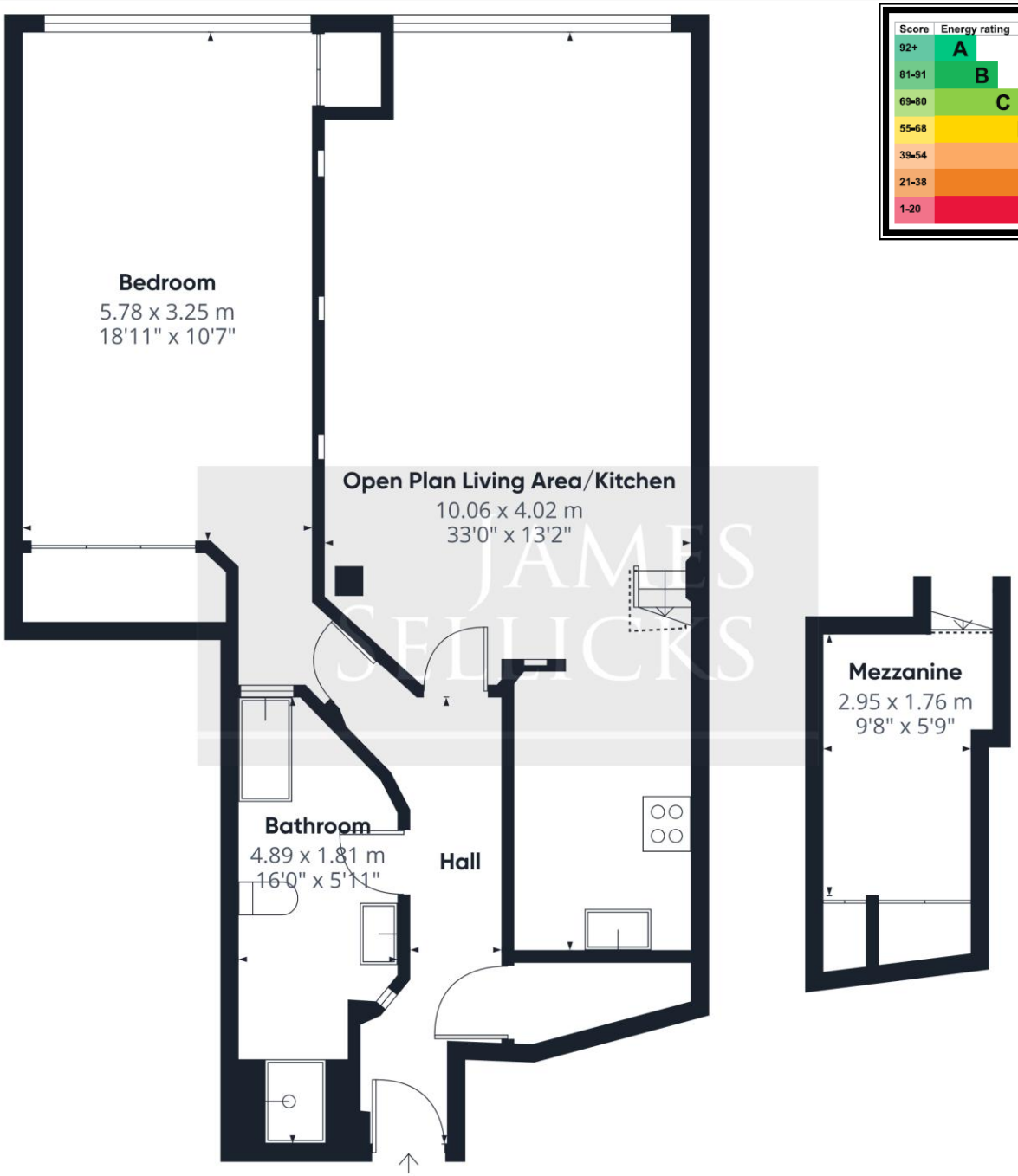
Whilst we make every effort to ensure these details are correct, these are subject to change, must not be relied upon & MUST be verified by potential Purchaser's Solicitor.

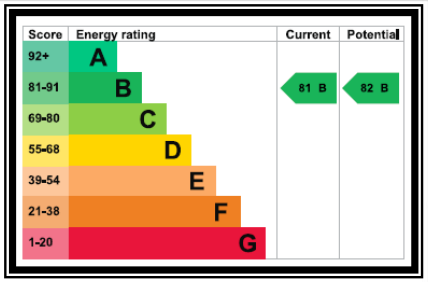
Tenure: Leasehold.
Lease Term: 125 years from 1999.
Ground Rent: £150 per annum (paid to Leonard Trust Ltd).
Service charge : £1,800 per annum (paid to Butlins Plc).

Listed Status: None.
Conservation Area: None.
Local Authority: Leicester City Council
Tax Band: C.
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband to the property: FTTC, 60 – 72mbps.
Wayleaves, Rights of Way, Covenants: None out of the ordinary for an apartment block.
Accessibility issues : This is a first floor apartment, there is lift access.
Cladding: None our Clients are aware of.
Planning issues: None our Clients are aware of.









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Approximate total area(1)

78 m²

840 ft²

Reduced headroom

7.7 m²

83 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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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.

