



Wheatsheaf Court

Knighton Fields

Leicester

LE2 6ET

- **A Modern, Contemporary Mid Town House**
- **Set Within A Converted Listed Building**
- **Stylish, Open Plan Living Accommodation**
- **Two Double Bedrooms**
- **Bathroom & Shower Room**
- **Private Garden & Communal Roof Top Garden**
- **Secure Allocated Parking**
- **Popular Location of Clarendon Park & Knighton**
- **Close To Amenities**

*****This stylish and recently developed, two-bedroom town house situated in the former Wheatsheaf Works Boot and Shoe Factory set in the popular suburb of Knighton Fields in Leicester.*****

This recently redeveloped mid-town house offers flexible living accommodation over three storeys with high quality fixtures and fittings throughout. On the ground floor there is an entrance porch, inner hallway, bedroom with built in wardrobes and a shower room. On the first floor there is a stylish, open plan living kitchen offering a range of integrated appliances, high ceilings and French style patio doors opening on to the courtyard garden. The second floor accommodation accessed via two flights of stairs can be found with a landing, the master bedroom having built-in wardrobes and a bathroom. Outside there is a low-maintenance courtyard garden accessed via the first floor with an artificial lawn area and an underground secure carpark.

The former Wheatsheaf Works Boot and Shoe Factory was built in 1891, and at the time was the largest shoe factory in the world, owned by the Co-operative Wholesale Society, it supplied a wealth of employment opportunities in Leicester. Situated in Knighton Fields, this property is ideally positioned within convenient access to a range of amenities including well serviced bus routes to nearby Leicester city centre and Leicester University, the Leicester Royal Infirmary hospital, local schooling, shops, supermarkets and convenience stores.

Entrance Hall

Composite door to front, radiator and tiled flooring.

Hallway

Radiator, under stairs storage cupboard with plumbing for a washing machine and stairs leading to the first floor.

Shower Room

Comprising of a tiled shower cubicle, low level WC, wash basin with mixer tap, complimentary wall and floor tiling, shaving point, heated towel rail and extractor fan.

Bedroom Two

13'0" plus recess x 8'2" max
Built-in wardrobes and radiator.

First Floor Landing

Radiator, security intercom system and stairs leading to the second floor.

Living Area

14'2" x 10'11" max
Double glazed window to front and two radiators.

Kitchen

Opening up from the living area with wall and base units having roll top work surfaces, integrated oven and electric hob with extractor fan and hood over, integrated fridge, freezer and dishwasher, floor tiling, spot lighting, double glazed window to front, radiator and double glazed French style patio doors opening on to the private garden.

Second Floor Landing

Radiator and stairs leading to the third floor.

Third Floor Landing

Radiator and access to:

Bathroom

Comprising of a bath with mixer tap and shower attachment, low level WC, wash basin with mixer tap, complimentary wall and floor tiling, double glazed window to front, heated towel rail, shaving point and extractor fan.

Master Bedroom

11'5" x 10'5"

Two double glazed windows to front, radiator, built-in wardrobes and a boiler cupboard.

Garden

The court yard garden is accessed via the first floor accommodation and has an artificial lawn area with a timber fence surrounding, garden shed and a gateway giving access to a communal roof top garden.

Underground Parking

Secure allocated parking for one car standing accessed via security electric gates.

Lease Information

The following lease information should be verified by a chosen conveyancer:

Lease Length: 125 years from 2015

Service Charge: £69.00 per month

Ground Rent: £250.00 per year

Important Information: Kal Sangra ~ Shonki Brothers their clients and any joint agents give notice that:

These particulars are prepared as a general guide for the property and whilst they are believed to be correct their accuracy is not guaranteed. As such all photographs, measurements, floorplans and distances referred to are only provided as a guide and should not be relied upon for the purchase of flooring or any other fixtures or fittings.

Any and all fixtures and fittings listed in these particulars are deemed removable by the vendor. We have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any applications.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

These particulars do not constitute part or all of an offer or contract.

Whilst we take care in preparing these particulars, it is the buyers responsibility to ensure they have carried out all their investigations of the various aspects of the property and that his/her legal representative confirms as soon as possible all matters relating to title, including the extent and boundaries of the property and other important matters, before exchange of contracts

Any ground rent, service charges and any other lease details (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting the property.

In accordance with the Money Laundering Regulations 2017, the intending purchaser will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale.

Council Tax:

Leicester City Council

Services:

Electric Mains Services

Energy Performance Certificate:

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Viewing:

By appointment through the sole selling agents.

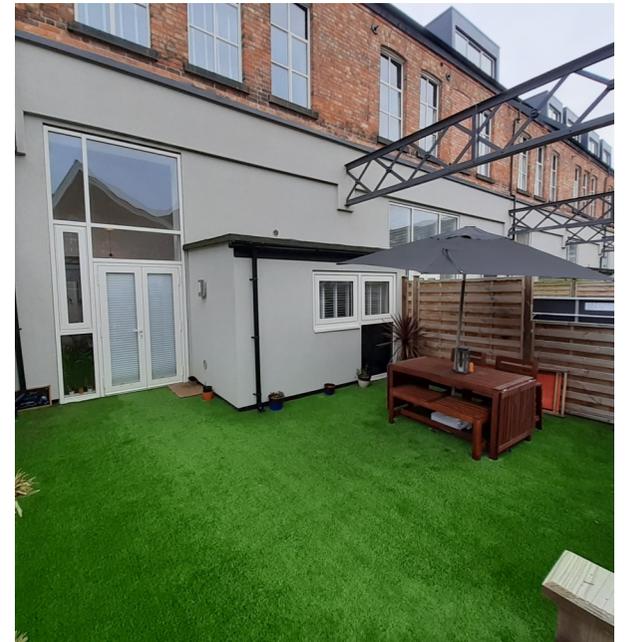
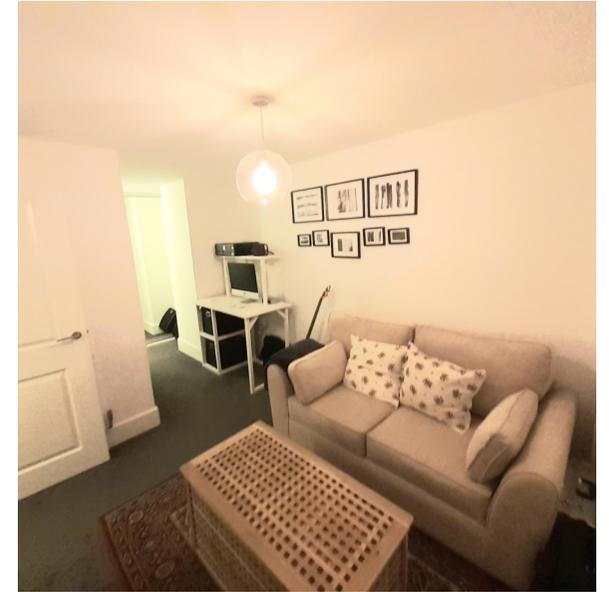
Kal Sangra, Shonki Brothers Ltd

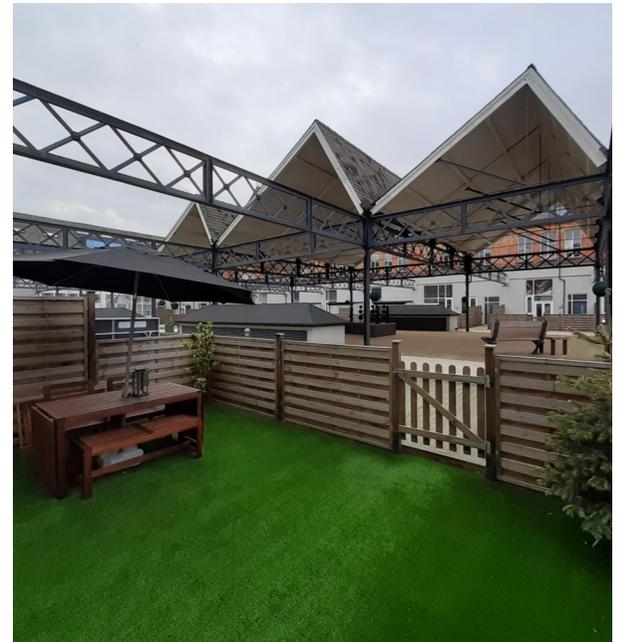
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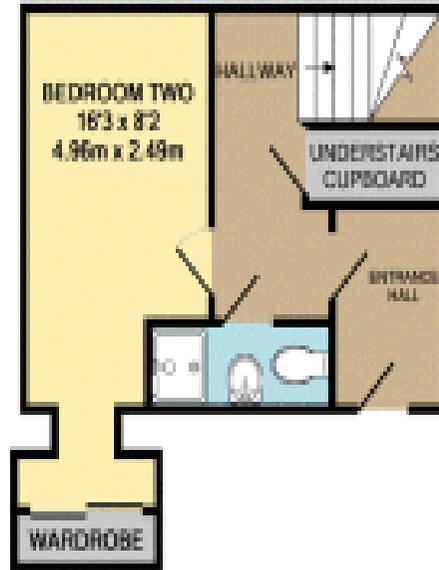
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GROUND FLOOR
APPROX. FLOOR
AREA 285 SQ.FT.
(26.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 315 SQ.FT.
(29.3 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 81 SQ.FT.
(7.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 681 SQ.FT. (62.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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3RD FLOOR
APPROX. FLOOR
AREA 327 SQ.FT.
(30.1 SQ.M.)