

FOR SALE

Stibbe Lofts

Newarke Street

Leicester LE1 5SN



ASKING PRICE: £250,000

- A Spacious First Floor Flat Over Two Floors Within a Converted Textile Factory
- Located In Leicester City Centre
- Superb, Flexible Accommodation of 1,646 Sqft (153 Sqm) Approx.
- Open Plan Living Areas, Kitchen & Dining Area
- Bedroom, En-suite Bathroom & Shower Room
- Large Double-Glazed Windows, Wood Flooring & High Ceilings
- Intercom Entry System & On-Site Parking For One Vehicle
- 999 Year Lease



Location

This flat is located on Newarke Street, off Vaughan Way and Welford Road, in Leicester City Centre. The property benefits from being in close proximity to many central amenities including Leicester Royal Infirmary, Highcross Shopping Centre, Leicester Railway Station, De Montfort University and much more. The area benefits from transport links to and from many areas of Leicester.

Description

A superb and spacious, first floor loft apartment of approximately 1,646 sqft (153 sqm) over two floors situated within a conversion of a former textile factory. The flat briefly comprises; entrance hall, open plan living area, spiral stairs to the first floor leading to a further open plan living area with kitchen, dining area and lounge, bedroom with an en-suite bathroom with shower and a further shower room. The flat benefits from an intercom entry system and car parking for one vehicle.

Accommodation

All measurements are approximate:

Entrance Hall - 18' 3" x 11' 6" (5.56m x 3.50m)

Open Living Area 1 - 30' 0" x 16' 8" (9.14m x 5.08m)

Comprising living area; large double glazed window to front, electric radiators, power points, pendant light fittings. **Spiral stairs to:**

Open Plan Living Area 2

Min - 23' 6" x 28' 1" (7.16m x 8.55m)

Max - 30' 3" x 22' 2" (9.21m x 6.75m)

Comprising: Living area - Two double glazed windows to the front, electric radiators, power points, pendant light fitting.

Kitchen - Wall mounted units, base units and drawers, electric oven with hob and extractor fan over, stainless steel sink with hot and cold mixer tap. plumbing for washing machine, power points, pendant light fittings.

Bedroom - 15' 2" x 11' 5" (4.62m x 3.48m)

Electric radiators, power points, pendant light fitting, door to en-suite bathroom.

En-suite Bathroom

Panelled bath with shower over and hot and cold taps, low level WC, pedestal wash hand basin with hot and cold mixer taps, pendant light fitting.

Shower Room

Shower cubicle, low level WC, pedestal wash hand basin with hot and cold mixer tap, electric radiator, pendant light fitting.

Outside

On site car parking for one vehicle.

Tenure

Leasehold. We have been advised that there is a 999 year lease from February 2004 with 976 years remaining. There is a service charge of £3,082.40 per annum.

EPC

Band D.

Council Tax

The property falls within Band E.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

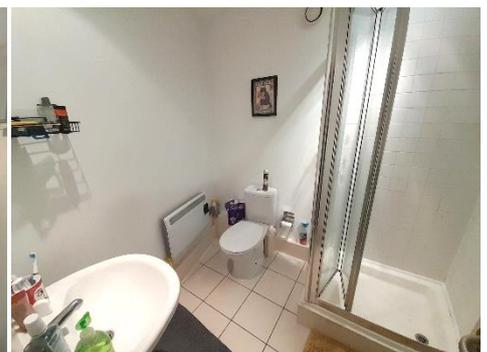
Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com



Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct, but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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.

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.

Health & Safety: 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.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

