

2 RUTLAND HOUSE

CULTURAL QUARTER, LEICESTER



JAMES
SELLICKS

SALES LETTINGS SURVEYS MORTGAGES

2 Rutland House

33 Rutland Street
Leicester
LE1 1RE

A spacious two bedroom apartment retaining many original features including high ceilings and large windows, being located in the heart of Leicester's vibrant cultural quarter.

Entrance hall | kitchen / living area | two bedrooms | en-suite | bathroom | secure allocated parking | EPC - C

LOCATION

Rutland House is perfectly positioned in the heart of Leicester city centre and The Cultural Quarter with the Curve Theatre and Phoenix Square Cinema, and is convenient for the professional quarters and mainline railway station along with all of the restaurants and shopping facilities usually found within a major city.

ACCOMMODATION

The apartment is entered via an entrance hallway housing the telephone intercom system and providing access to the accommodation, firstly the main bathroom which has a contemporary three piece suite comprising a panelled bath with shower over, glazed shower screen, enclosed WC, wash hand basin with inset mirror and electric shaver point over, chrome heated towel rail, inset ceiling spotlights, fully tiled walls and floor. The spacious kitchen/living area which boasts an excellent range of white urban gloss eye and base level units with under unit lighting, ample preparation surfaces, one and a quarter bowl sink and drainer unit with mixer

tap above, integrated appliances including fridge and freezer, Smeg oven with four-ring ceramic hob and extractor unit above, Smeg automatic washing machine, wood laminate flooring, inset ceiling spotlights, two large windows to the side elevation. Bedroom two has two windows to the side elevation. The master bedroom enjoys two large windows to the side elevation and en-suite with a three piece suite comprising a shower cubicle with drench shower head, enclosed WC, wash hand basin on a plinth with mirror over, electric shaver point, heated towel rail, part tiled walls and tiled floor.

OUTSIDE

The property enjoys one secure allocated parking space.

DIRECTIONAL NOTE

The property is best approached on foot; upon leaving our Granby Street office, turn right onto Rutland Street and follow this road where Rutland House can eventually be located on your right hand side, just past the LCB Depot.

LEASE DETAILS

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Lease Term : 125 years from 7th March 2014

Ground Rent : £100 per annum

Service Charge : £1,000 per annum

Annual buildings insurance : £278 per annum.

Management Company : Butlin Property

Details supplied by vendor 11th January 2022



original image to demonstrate space





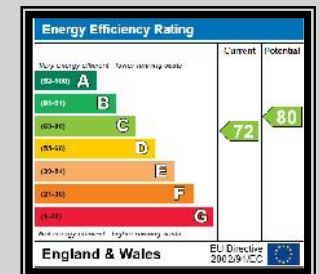
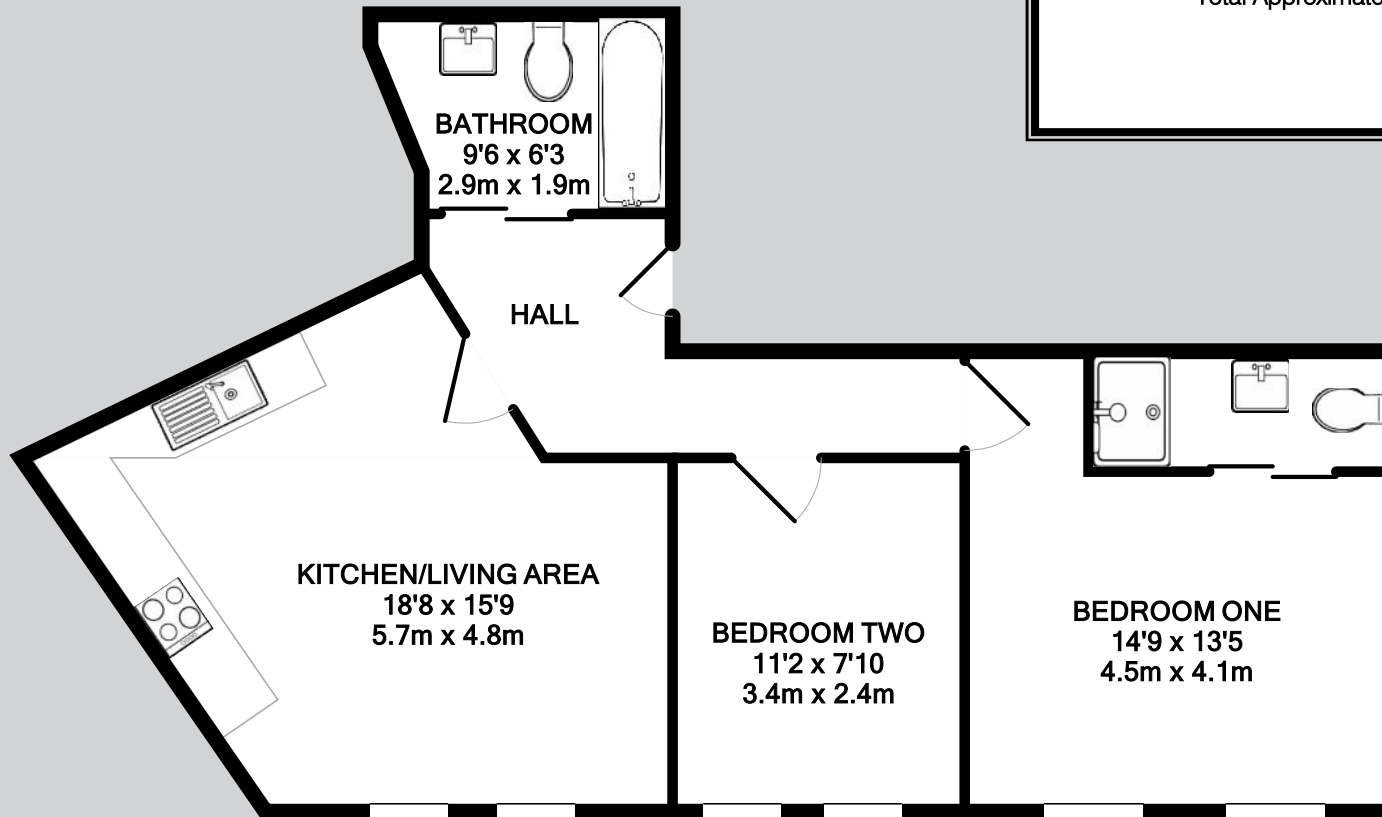
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Total Approximate Gross Internal Floor Area = 624 SQ FT / 58 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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Measurements 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.



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