

JAMES SELICKS

3 THE PICK BUILDING

WELLINGTON STREET
LEICESTER LE1 6HB

GUIDE PRICE: £205,000





A spacious and beautifully presented, one bedroom apartment located within the highly sought-after former Pick Knitwear Factory. Converted over 20 years ago, The Pick Building is still considered the flagship within Leicester; first real factory conversion in the city to boast "New York style" loft apartments.

The building retains many original features, with both the communal areas and apartments enjoying tall ceiling heights, exposed brickwork, original solid maple floors and large re-glazed steel framed windows.

Communal entrance hall • private entrance hall • open plan living / dining / kitchen bedroom • bathroom • one allocated, undercroft parking space • EPC - C

Location

This iconic building is located in the heart of Leicester city centre, providing 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

A communal entrance hall houses post boxes, stairs and lifts to all floors. The apartment itself is entered via a solid wood front door into a reception hall housing a useful storage cupboard and having inset ceiling spotlights and a feature glass brick wall. The stunning open plan living/dining area is flooded with natural light by virtue of two large windows with made-to-measure blinds by Prêt à Vivre and has a bespoke oak media unit/bookshelf cabinetry by Montagu's of Leicester, inset ceiling spotlights and two cast iron 'school style' radiators.

The kitchen is bespoke by Montagu's of Leicester and boasts an excellent range of oak eye and base level units and drawers with granite preparation surfaces, stainless steel splashbacks and a deep, stainless steel Belfast style sink and drainer unit with Chef's mixer tap above; there are added touches of convenience with a pull out pantry cupboard, automatic lights, a double bin beneath the sink and a fitted wine rack. Integrated Neff appliances include a stainless steel oven with a five-ring gas hob and a contemporary stainless steel extractor unit over, fridge-freezer, slimline dishwasher and washing machine.

The spacious bedroom has a large window with a Prêt à Vivre made-to-measure blind, cast iron 'school style' radiator and four double wardrobes (three with hanging space and one shelved) creating the wall between the bedroom and living space. The bathroom provides a four piece suite comprising an enclosed Duravit WC and wash hand basin with bespoke fitted storage and shelf by Pochins with a mirror and light above, a panelled bath with a ceramic tiled splashback and a Hansgrohe glazed double shower enclosure with a waterfall effect shower and industrial style ceramic stone effect tiles, a large heated chrome towel rail by Bulldog, inset ceiling spotlights and Amtico style vinyl 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 and **MUST** be verified by potential Purchaser's Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 1999.

Ground Rent: £300 per annum (paid to Leonard Trust Ltd)

Service charge : £1,720 per annum (paid to Butlins Plc)

Insurance payable to leaseholder: £300 per annum.

Listed Status: None.

Conservation Area: None

Local Authority: Leicester City Council

Tax Band: D

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

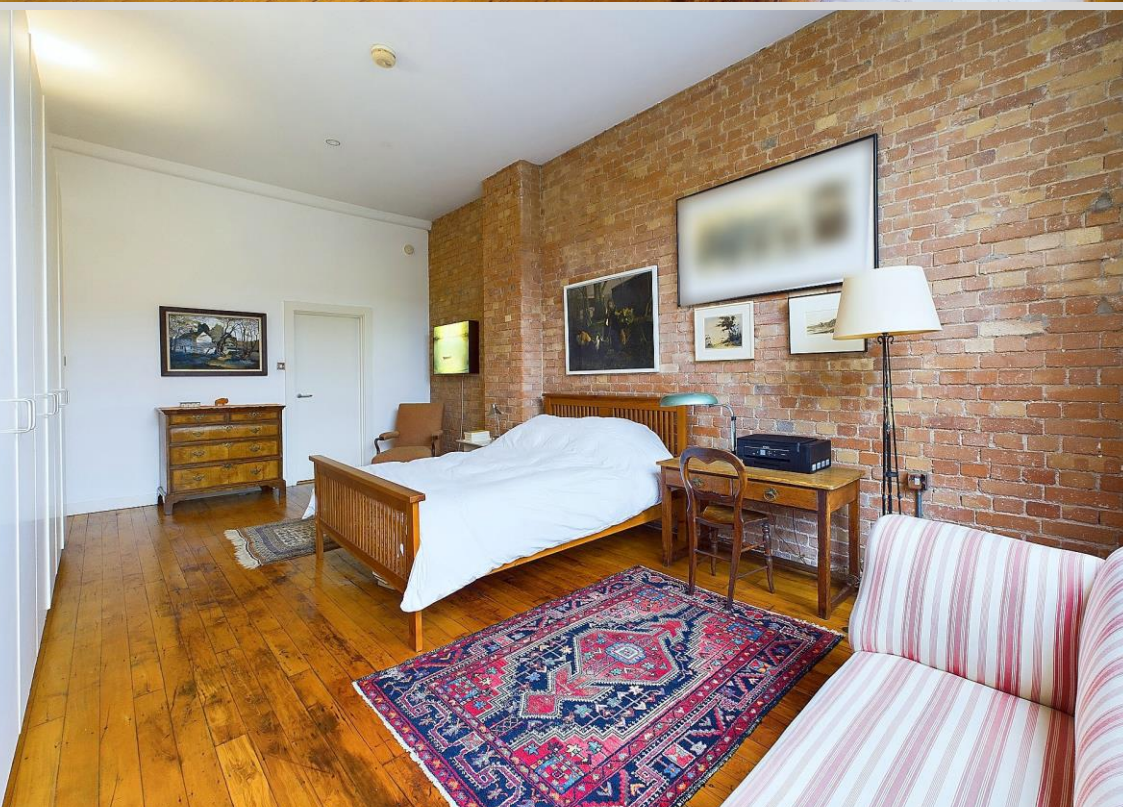
Broadband to the property: Single Order Generic Ethernet Access, speed unknown.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

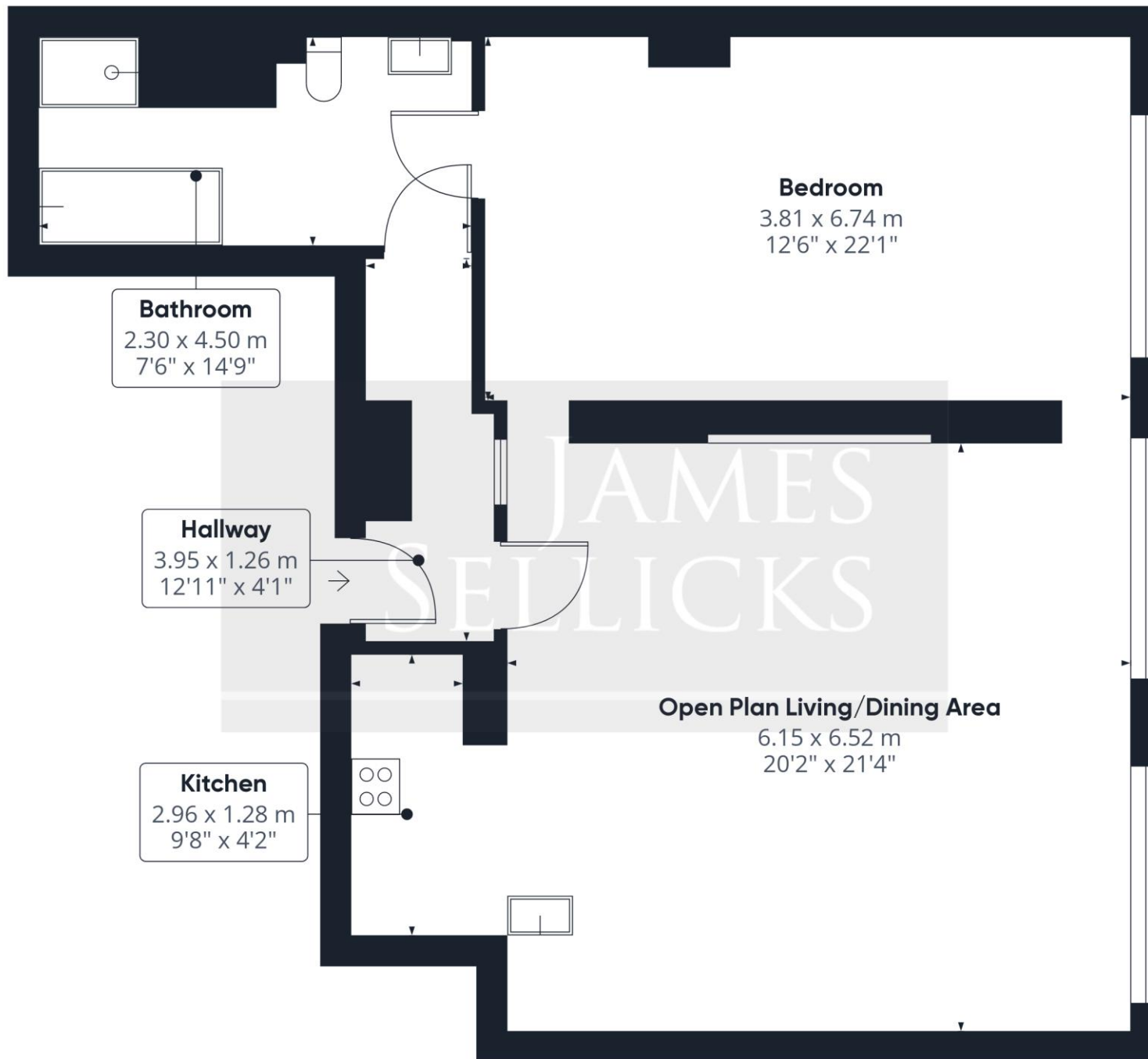
Accessibility issues : This is a mid floor apartment, there is lift access.

Cladding: None our Clients are aware of.

Planning issues: None our Clients are aware of.







Approximate total area⁽¹⁾

84.63 m²
910.95 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.

