



JAMES
SELICKS

603 ROMAN WALL
WEST END, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

603 Roman Wall
6 Bath Lane
West End
Leicester LE3 5BD

A stunning two bedroom contemporary duplex penthouse loft apartment enjoying excellent river and city views.

Communal entrance hall | private entrance hall | open plan living area | kitchen | balcony | master bedroom | luxury en-suite | bedroom two | shower room | two parking spaces | EPC-D

LOCATION

Roman Wall forms part of The Westbridge Wharf development, conveniently located by the river in the West End of Leicester, within a short walk of the Leicester city centre, professional quarters and the fashionable shops, bars and restaurants found within the Highcross.

ACCOMMODATION

The property is entered via a communal entrance hall with lifts and stairs to all floors. On the sixth floor, a private entrance hall with video intercom phone houses the stairs to the master bedroom and an understairs cupboard housing the boiler and providing storage space. The stunning open plan living space which enjoys wooden flooring throughout, windows and door to the balcony and a kitchen boasting a good range of eye and base level units and drawers with granite preparation surfaces, undermounted one and a half bowl sink unit with chrome mixer tap over, integrated washing machine, slimline dishwasher, Smeg stainless steel oven with electric hob and stainless steel extractor hood above, space for American style fridge-freezer, inset spotlights and tiled floor.

A gallery style landing affords views over the open plan living space and across the city, and leads to the master bedroom which has a large walk-in wardrobe, a window overlooking the river and a luxury en-suite with a five piece suite comprising a large walk-in tiled shower enclosure with rainfall shower head, low flush WC, bidet, two wall hung wash hand basins with mirror and lights above, tiled oval bath, heated chrome ladder style towel rail, extractor fan, inset ceiling spotlights, fully tiled walls and floor. Bedroom two is a double and has a built-in wardrobe and window to the rear elevation. The accommodation is completed by a second shower room which has a three piece suite comprising a tiled shower cubicle, pedestal wash hand basin, low flush WC, chrome ladder style towel rail, inset ceiling spotlights, extractor fan, fully tiled walls and floor.

PARKING

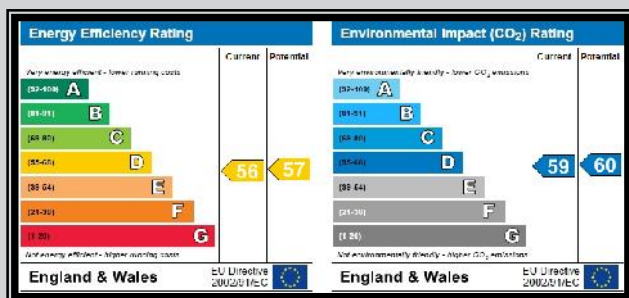
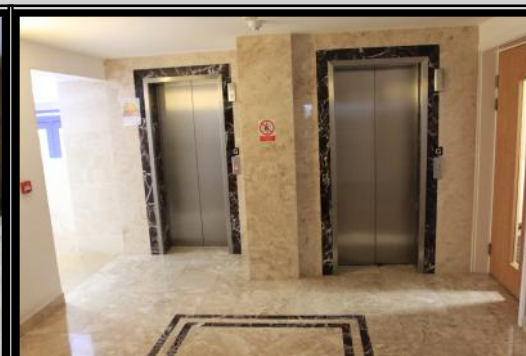
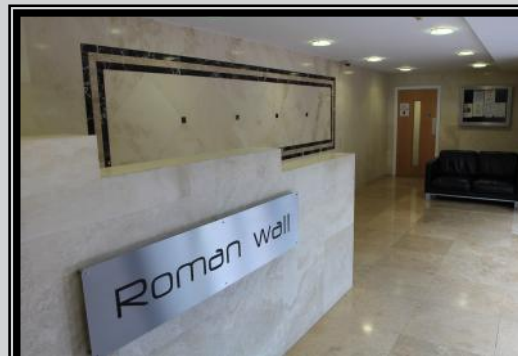
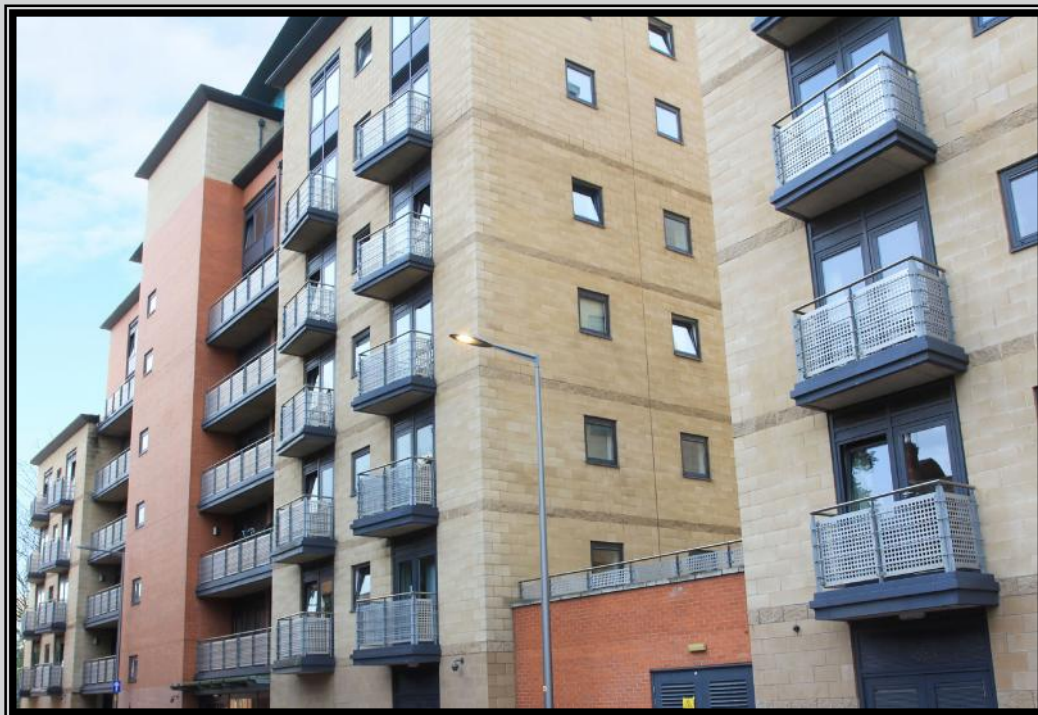
The property enjoys two secure allocated underground parking spaces.

DIRECTIONAL NOTE

From the Leicester City Centre take the A594 onto Vaughan Way from Holiday Inn roundabout and left onto Highcross Street. At the traffic lights continue straight under the bridge along All Saints Road which leads to Bath Lane. Continue to end of Bath Lane into the Westbridge Wharf development where the Roman Wall building can be located on the right hand side.







603 Roman Wall, 6 Bath Lane, Leicester LE3 5BD

Total Approximate Gross Internal Floor Area = 1453 SQ FT / 135 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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