

JAMES SELICKS

2 EXCHANGE BUILDINGS

40 RUTLAND STREET
LEICESTER
LE1 1RD

GUIDE PRICE £110,000



A unique one double bedroom apartment located on the first floor of this landmark building in the heart of Leicester's Cultural Quarter.

Communal hallway • private entrance hall • living area • kitchen • double bedroom • bathroom • EPC - C

Location

In the heart of the city centre opposite Curve Theatre, with excellent access to an abundance of bars and restaurants, shopping facilities, the professional quarters and the mainline railway station with access to London St Pancras in just over one hour.

Accommodation

The building is entered via a communal hallway housing a digital entry system and stairs to goth floors, The apartment is located on the first floor and is entered via an entrance hall with wood laminate flooring housing a large, useful storage cupboard.

The main living area is light and bright by virtue of a pair of large windows, with wood laminate flooring and spotlighting, and is open into the kitchen area. Having with tiled flooring and feature pendant lighting, the kitchen provides a range of wood effect eye and base level units and drawers with ample preparation surfaces, a stainless steel sink and drainer unit and tiled splashbacks. Integrated appliances include a dishwasher and an oven with hob and extractor unit above; there is also space for a fridge-freezer and a large pantry cupboard.

The bedroom is a good size double with a fitted triple sliding wardrobe, high ceilings, feature wall lighting and a large window. The bathroom provides a white three piece suite comprising a pedestal wash hand basin with mirror and light over, a WC and a shaped bath with a shower over with curved shower screen, part tiled walls tiled flooring.

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.

Tenure: Leasehold.

Lease Term: 125 years from 2003.

Ground Rent: £150 per annum.

Service Charge: £1,330 per annum including buildings insurance.

Listed Status: Grade II, Listed Building Number 1380562.

Conservation Area: St. George's

Local Authority: Leicester City Council, **Tax Band:** C

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

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

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

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: There is no lift.









RICHARD STREET

TO LET

TWO WHEEL NEWS

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Important Notice

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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

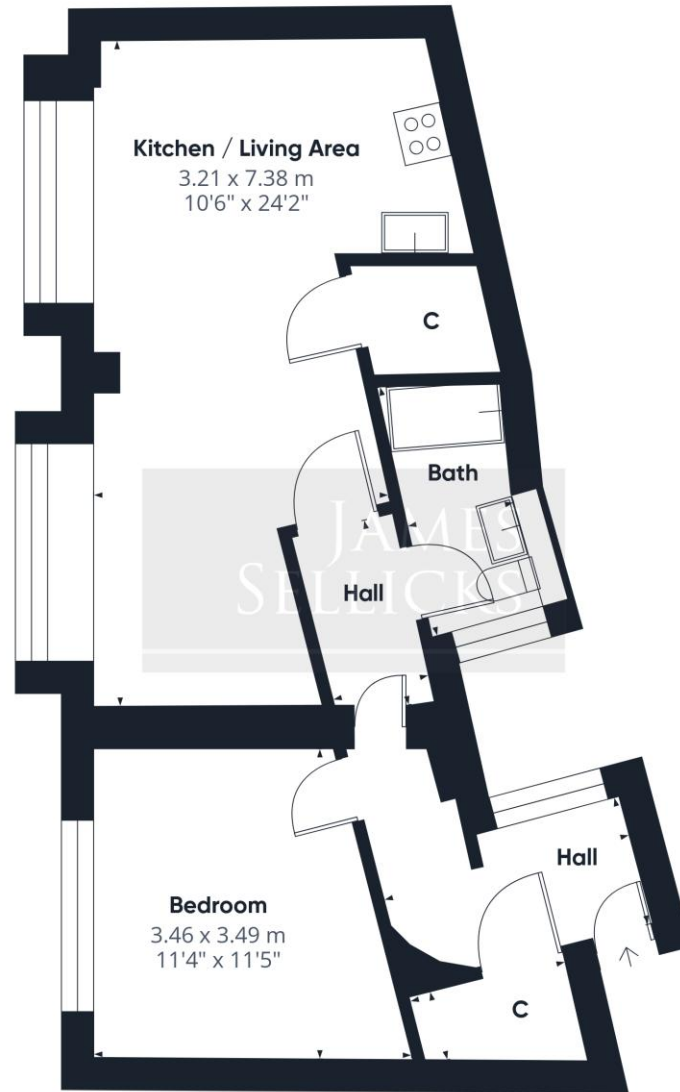
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Measures and Other Information

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.



2 Exchange Buildings, 40 Rutland Street, Leicester LE1 1RD



Approximate total area⁽¹⁾

51.9 m²
 558 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

