

17 Stibbe Lofts

11 NEWARKE STREET
LEICESTER
LE1 5SN

GUIDE PRICE: £205,000

JAMES SELLICKS



A superb and spacious two bedroom loft-style apartment, occupying the top floor of the landmark Stibbe Lofts development in the heart of Leicester city centre. Offering approximately 1,164 square feet of accommodation, this striking apartment combines contemporary open plan living with a wealth of industrial character, including exposed brickwork, original steelwork, impressive ceiling heights and large windows flooding the accommodation with natural light.

The apartment is particularly distinctive for its vast open plan living space, overlooked by a mezzanine bedroom accessed via a feature spiral staircase, creating a wonderful sense of space and individuality. Further benefits include a well-equipped kitchen, a second bedroom or study and allocated undercroft parking.

Superb, top floor loft-style apartment • impressive mezzanine bedroom and allocated undercroft parking • convenient for city centre amenities, universities & railway station • landmark former factory conversion in the heart of Leicester • spectacular ceiling heights, exposed steelwork and brickwork • spacious open plan living/dining kitchen with integrated appliances • feature spiral staircase leading to mezzanine principal bedroom • versatile second bedroom/study & four piece bathroom • EPC - G

Location

Stibbe Lofts occupies a convenient position on Newarke Street, in the heart of Leicester city centre, within easy reach of an excellent range of shopping, dining and leisure facilities. The location provides excellent access to the city's Professional and Cultural Quarters, both universities and Leicester Royal Infirmary, together with the mainline railway station offering direct services to London St Pancras in just over an hour.

Accommodation

The apartment opens directly into a superb open plan living, dining and kitchen area, a particularly impressive space featuring solid wood flooring, soaring ceiling heights, large windows and striking exposed steel beams and columns, reflecting the building's industrial heritage. The generous proportions provide ample space for both living and dining furniture, while the open mezzanine above adds further architectural interest.

The kitchen is fitted with a range of contemporary eye and base level units and drawers, complemented by preparation surfaces and a breakfast bar providing informal dining space. Appliances include a Bosch hob with a Smeg oven and extractor above, a Smeg fridge freezer, Hisense dishwasher and Indesit washing machine, together with a stainless steel sink and drainer unit.

Bedroom two is a versatile room, equally suited to use as a guest bedroom or study, with a large window, carpeted flooring and an attractive exposed brick wall. The bathroom is fitted with a four piece suite comprising a panelled bath, separate glazed shower enclosure, wash hand basin and low flush WC, with tiled walls and flooring.

A striking spiral staircase rises from the main living area to the mezzanine principal bedroom, a delightful space overlooking the accommodation below and enjoying exposed structural steelwork, fitted wardrobes, additional storage beneath the sloping ceilings and recessed floor lighting. A rooflight provides natural light, while the combination of exposed brickwork and contemporary finishes continues the loft-style character.







Parking
The property benefits from an allocated parking space within the undercroft parking area, providing a particularly valuable facility in this central city location.

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: 999 years from 2003.
Ground Rent: None payable.
Service charge : £3,084 per annum including sinking fund contribution.
Building insurance: £447.39 per annum
Management Company: Butlins Plc.

Listed Status: None.
Conservation Area: Market Street Conservation Area.
Local Authority: Leicester City Council, Tax Band: E
Services: Offered to the market with all mains services and electric storage heaters.
Broadband to the property: Unknown.
Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.
Accessibility issues : This is a top floor apartment, there is lift access.
Cladding: None our Clients are aware of.
Planning issues: None our Clients are aware of.













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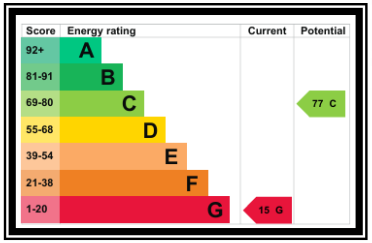
Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 1







JAMES SELLICKS

Approximate total area(1)
108.1 m²
1164 ft²

Reduced headroom
7.2 m²
77 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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

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