

# JAMES SELICKS

## 16 SALISBURY HOUSE

2A SALISBURY ROAD  
LEICESTER LE1 7QR



Digitally staged image



A fantastic, third floor, two bedroom two bathroom apartment located within this renowned building situated towards the top of and enjoying views over New Walk, within a convenient walking distance of the city centre, the Royal Infirmary, de Montfort & Leicester Universities.

Communal hall • private entrance hall • open plan living area • kitchen • balcony • Juliet balcony • master bedroom • Juliet balcony • en-suite • bedroom two • main bathroom • one allocated, undercroft parking space • no upward chain • EPC - C

### Accommodation

The property is entered via a communal entrance hall housing the intercom system, stairs and lift to all floors. A solid wood front door leads into the private entrance hall with halogen down spotlights, a boiler and storage cupboard, further utility cupboard providing space and plumbing for an automatic washing machine and space for a tumble dryer. The stunning open plan living area has four uPVC windows to the front, side and rear elevations, two sets of French doors leading onto a balcony overlooking New Walk and a further Juliet balcony, halogen down spotlights and wooden flooring. The kitchen provides a good range of eye and base level units and soft-closing drawers with granite preparation surfaces, a circular stainless steel sink and drainer unit with chrome mixer tap, integrated Smeg appliances including a stainless steel microwave and electric oven, dishwasher and fridge-freezer, an island unit provides breakfast bar space and houses a Smeg five-ring induction hob and extractor unit above, video intercom system and tiled flooring.

The master bedroom has a uPVC double glazed French doors and windows to a Juliet balcony to the front, halogen down spotlights and an en-suite providing a double shower cubicle, contemporary wash hand basin, low flush WC, halogen down spotlights, heated chrome towel rail, part tiled walls and tiled floor. Bedroom two has a uPVC double glazed window to the front elevation and halogen down spotlights. The main bathroom has a tiled bath with glass shower door and shower over, low flush WC, pedestal wash hand basin, chrome heated towel rail, halogen down spotlights part tiled walls and floor.

**Parking :** The apartment is sold with the benefit of one secure undercroft parking space.

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 potential Purchaser's Solicitor.

**Tenure:** Freehold.

**Lease Term :** 125 years from 2004

**Ground Rent :** There is no ground rent . The purchaser will own a share of the FREEHOLD

**Service Charge :** £2,400 per annum

**Management Company** Salisbury House Management (Leicester) Limited

**Listed Status:** None. **Conservation Area:** None.

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

**Services:** Offered to the market with all mains services and electric storage heaters.

**Broadband delivered to the property:** Unknown.

**Construction:** Believed to be standard.

**Wayleaves, Rights of Way & Covenants:** None our Clients are aware of.

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

**Accessibility:** Two-storey property, no specific accessibility modifications made.

**Planning issues:** None our Clients are aware of.



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**Approximate total area<sup>m</sup>**  
 90.4 m<sup>2</sup>  
 973 ft<sup>2</sup>

(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.

GIRAFFE360

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#### Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

#### 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.



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