

JAMES  
SELICKS

## 4 CHANCERY HOUSE

LEICESTER CITY CENTRE  
LE1 5JN

GUIDE PRICE: £150,000





A spacious first floor apartment offering 700 square feet of accommodation within this attractive converted Victorian hosiery factory in the heart of the thriving city centre.

The property is currently let on an assured shorthold tenancy at achieving a rental of £900 per calendar month, due to end January 2025 but can be available with vacant possession if necessary.

Chancery House features orange/red brick with segmental arch stone sash windows and a curved corner into Rupert Street and has been converted into eight stunning luxury apartments, all of which are finished to a high standard with contemporary kitchens and bathroom suites, quality flooring and inset lighting. A unique and added bonus for each apartment is the large, private lockable storage pods in the cellar of the building.

Communal entrance hall • private entrance hall • open plan kitchen/living area • double bedroom • shower room • storage pod • current rental £900 pcm • EPC - D

### Location

Chancery House is located within the regenerated Greyfriars Conservation Area, with Millstone Lane itself having undergone a huge improvement scheme with re-surfaced pavements, cobbled roadways and new street lighting lending itself to an extremely pleasant walk into the city centre. Within the immediate area there are an abundance of trendy coffee shops, bars, restaurants and boutiques found along The Lanes leading into the highly regarded St. Martin's Square and Highcross shopping centre.

The property is located within the professional quarters of the city and is within easy walking distance of the renowned De Montfort and Leicester Universities and Leicester Royal Infirmary, as well as the mainline railway station providing access into London St Pancras in just over an hour. The World famous King Richard III Centre iconic Leicester Cathedral and Jubilee Square are just a stonethrow away.

### Accommodation

The apartment is accessed from the Millstone Lane entrance via its original solid wood factory doors with beautiful original door furniture into a communal hallway retaining its original wall panelling and the stunning original windows. A private entrance hall houses the airing cupboard and gives access to a contemporary shower room comprising a low flush WC, wash hand basin with cupboard beneath and a double shower cubicle, tiled flooring and chrome ladder style heated towel rail. The 'L' shaped double bedroom enjoys a high ceiling, original windows and a large storage area.

The fantastic 24 foot kitchen/living area houses the airing cupboard and enjoys large windows with a high quality contemporary kitchen comprising an excellent range of eye and base level units and drawers, ample preparation surfaces, a stainless steel sink and drainer unit with mixer tap above, four-ring hob with oven under, splashback and stainless steel extractor hood over, plumbing for automatic washing machine. The property benefits from a private lockable storage pod located in the cellar.

### Parking

Although the property has no allocated parking, on street parking is available on Rupert Street between 7pm and 7am, along with several pay & display car parks nearby.







**Lease details** (supplied by vendor 20<sup>th</sup> April 2024)

Whilst we make every effort to ensure that lease 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:** 125 years from 2018, 119 years remaining

**Management Company :** Butlins Plc

**Ground Rent:** £275 per annum

**Service Charge:** £1,892 per annum (including buildings insurance & water)

#### **Other information**

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

**Listed Status:** None

**Conservation Area:** Greyfriars Conservation Area

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

**Broadband delivered to the property:** Unknown

**Wayleaves, Rights of Way & Covenants:** None Known

**Flooding issues in the last 5 years :** None Known

**Accessibility:** The apartment is on the first floor, the building has no lift.

**Cladding:** None Known

**Planning issues:** None Known

**SatNav :** The property postcode is LE1 5JN, Number 7, apartment 4.





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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.



**4 Chancery House, 7 Millstone Lane Leicester LE1 5JN**

**Total Approximate Gross Internal Floor Area = 700 SQ FT**

Measurements are approximate. Not to scale.  
For illustrative purposes only.

