

JAMES  
SELICKS

4 STONESBY SQUARE  
LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

#### 4 Stonesby Square

24a De Montfort Street  
Leicester  
LE1 7GB

A superb, one bedroom apartment located on the first floor of this unique prestigious 2014 development, overlooking the pretty de Montfort Square.

Communal entrance hall | private entrance hall | open plan living area/kitchen | bedroom | bathroom | allocated parking space | EPC - B

#### LOCATION

Set in a secluded conservation area, Stonesby Square is a select building comprising of just nine luxury apartments and forming part of the Stonesby development overlooking the leafy de Montfort Square, within easy walking distance of Leicester's vibrant city centre along the tree-lined Georgian promenade known as New Walk.

#### ACCOMMODATION

The apartment is finished to a high specification and is accessed via a smart communal area with tiled floor housing the post boxes and intercom system, lift and stairs to all floors. A solid wood front door leads into a private entrance hallway with oak effect flooring housing a utility cupboard with a fitted Hotpoint washer-dryer. A glazed door leads into the superb living area/kitchen with a large uPVC double glazed window and door to the front elevation with a Juliet balcony overlooking de Montfort Square.

The superb Symphony kitchen boasts an excellent range of contemporary eye and base level high gloss units and drawers, ample preparation surfaces, a composite granite sink and drainer unit with mixer tap above, integrated Gorenje appliances including a fridge-freezer, dishwasher, four-ring gas hob with oven beneath, splashback and hood above, halogen down spotlights, pelmet/plinth lighting, oak effect flooring, television and telephone points.

The spacious double bedroom has built-in wardrobes, recessed LED spotlighting with dimmer switch, large uPVC double glazed window and door to the front elevation and Juliet balcony. The bathroom has a white three piece suite with Grohe fittings and Vitra sanitaryware comprising a panelled bath with shower and curved shower door, enclosed WC and wash hand basin with storage under, ladder style chrome heated towel rail and Villeroy & Boch tiling to walls and floor.

#### PARKING

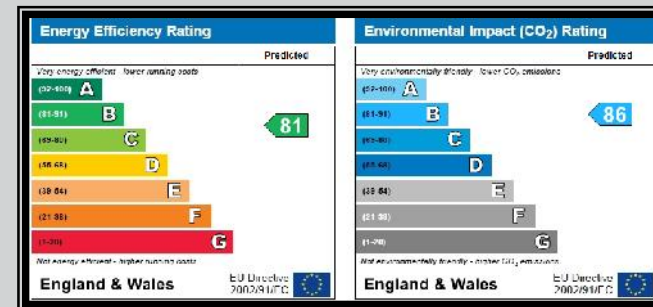
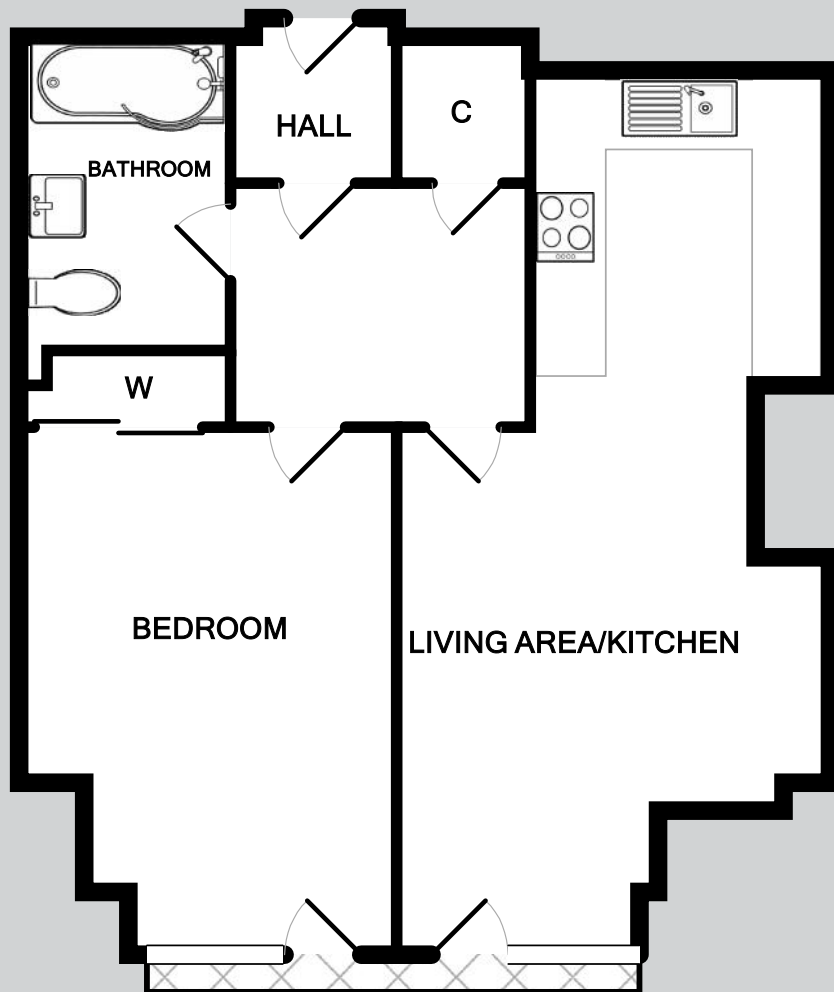
The property benefits from one dedicated parking space (reserved by a lockable bollard).

#### DIRECTIONAL NOTE

The property is best approached on foot; proceed along King Street taking a left hand turn into New Walk and continue up the hill to de Montfort Square, where Stonesby Square can be located.







**4 Stonesby Square, 24a De Montfort Street, Leicester LE1 7GB**

**Total Approximate Gross Internal Floor Area = 615 SQ FT / 57 SQ M**

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



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