

6 THE CIRCUS

12 HIGHCROSS LANE
LEICESTER
LE1 4SN



JAMES
SELLICKS

A fantastic, one bedroom first floor apartment situated in the heart of the bustling city centre.

Communal entrance hall • private entrance hall • open plan living space and kitchen • double bedroom • balcony • bathroom • communal courtyard • EPC - C

Location

The apartment is situated in a great location in Leicester city centre, with it's professional quarters and mainline railway station (links to London St Pancras in just over an hour), the Highcross shopping centre, Showcase Cinema Deluxe, an abundance of restaurants and stores, along with the Cultural Quarter including Curve Theatre and Phoenix Square Cinema.

Accommodation

A smart communal hallway houses post boxes, stairs and lift to all floors. The apartment itself is located on the first floor and is entered via a private entrance hall with a video intercom system and wooden flooring, housing a useful storage cupboard. The superb open plan living area and kitchen has wooden flooring throughout and two floor to ceiling contemporary radiators. The kitchen area boasts an excellent range of contemporary eye and base level units and soft-closing drawers with ample granite preparation surfaces, a contrasting splashback and a stainless steel sink with mixer tap over. Integrated appliances include an Electrolux dishwasher and an AEG stainless steel oven with electric hob and concealed extractor unit over. The living area has a picture window enjoying Cathedral views and a door providing access to a sunny decked balcony area.

The double bedroom has a double fitted wardrobe and a sliding double glazed door leading onto the balcony with it's Cathedral views. The contemporary bathroom has a cupboard which houses a washer-dryer and provides a three piece suite comprising a panelled bath with shower screen and shower over, an enclosed WC and contemporary square wash hand basin with chrome mixer tap, contrast splashback, mirror and light above and storage beneath, a chrome heated towel rail, tiled walls and floor.

Outside

The development has access to a communal, peaceful courtyard blossom garden. Although there is no allocated parking with this apartment, there is the possibility of discounted parking within the rooftop car park.

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 2008.

Service Charge: £4,352 per annum.

Ground Rent: £200 per annum

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

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

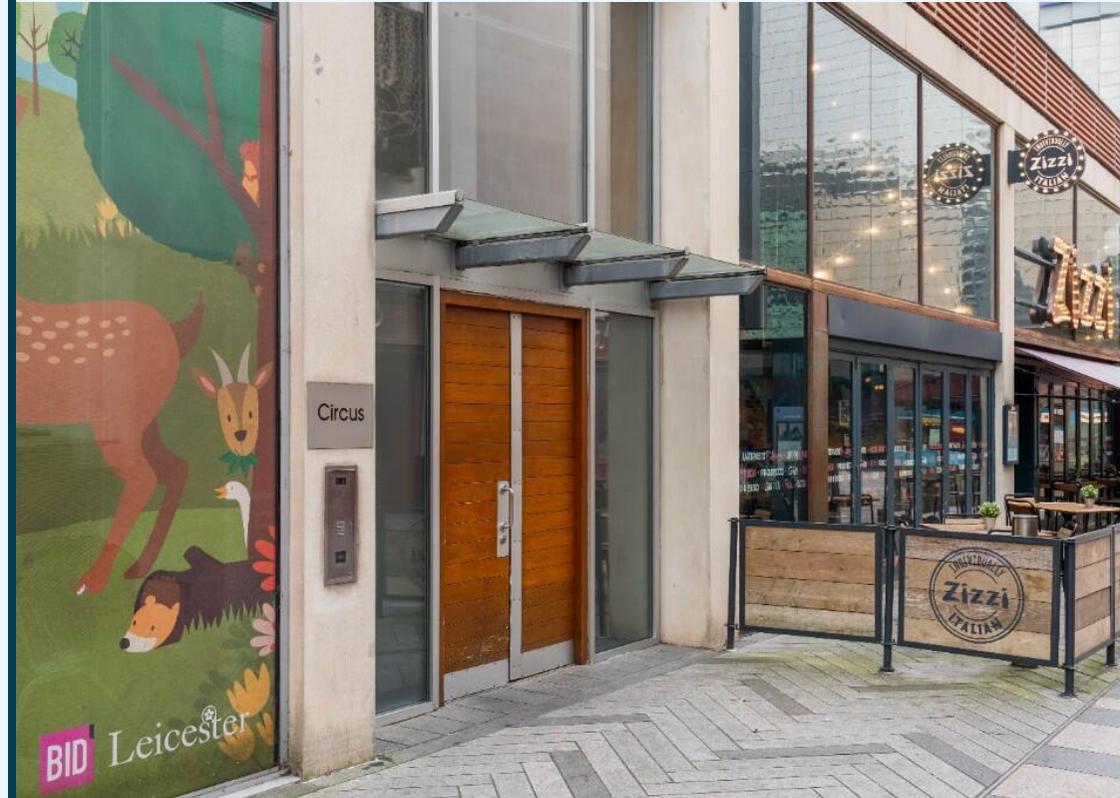
Services: Offered to the market with all mains services and gas-fired central heating.

Broadband delivered to the property: Fibre,

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

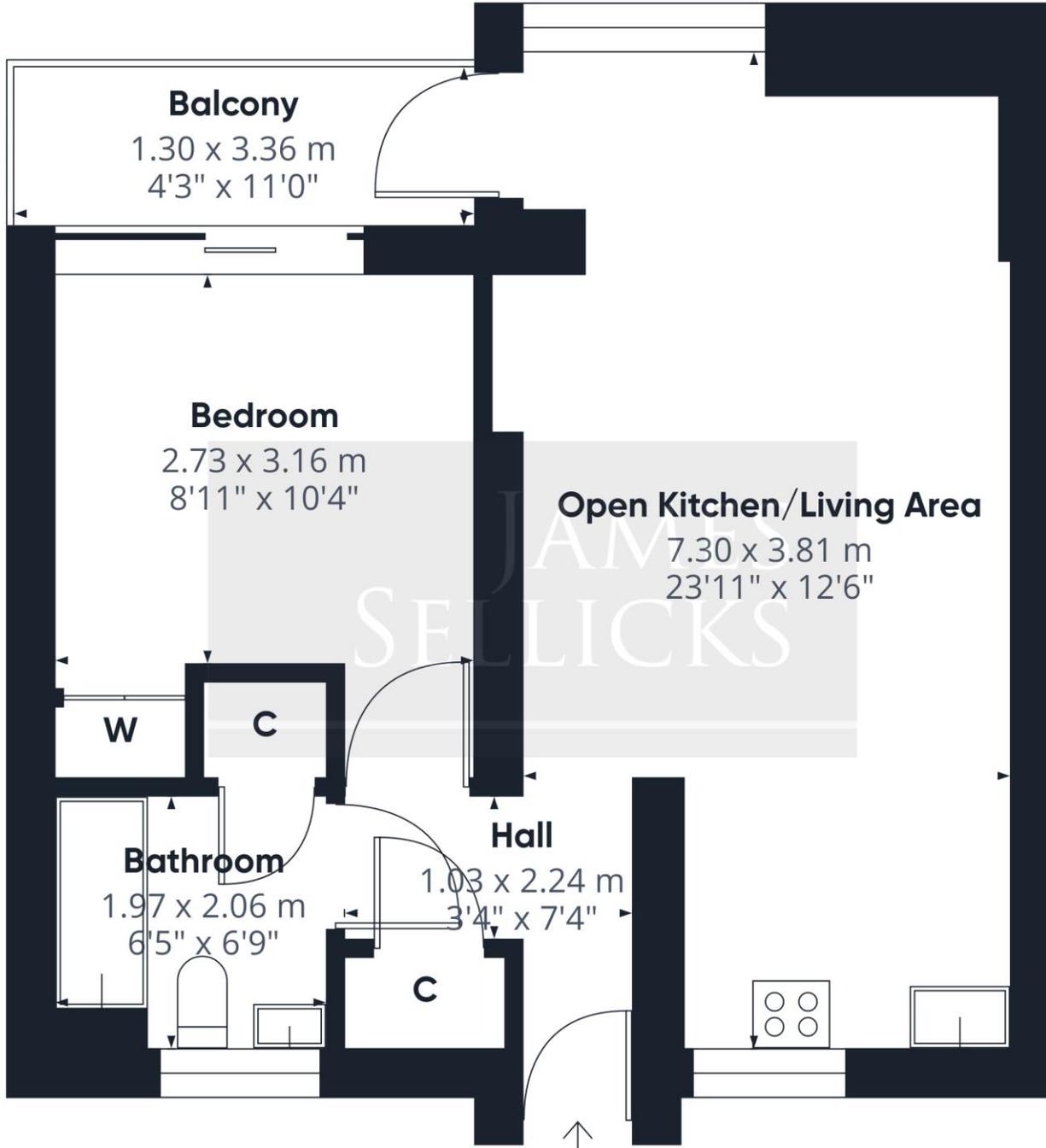
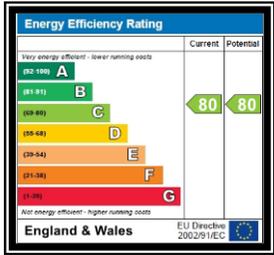
Flooding issues in the last 5 years: None our Clients are aware of.

Accessibility: No specific accessibility modifications made, development has lifts.









Approximate total area⁽¹⁾

43.8 m²

471 ft²

Balconies and terraces

4.3 m²

46 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.

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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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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.

