

# 40 THE PICK BUILDING

WELLINGTON STREET, LEICESTER LE1 6HB

GUIDE PRICE: £225,000



A beautifully presented and spacious, two bedroom, two bathroom duplex apartment located on the top floor of this highly sought-after development, a conversion of the former Pick Knitwear Factory.

Communal entrance hall • private entrance hall • open plan living/dining room • balcony • dining kitchen • master bedroom • en-suite • bedroom two • bathroom • one allocated parking space • EPC – C

#### Location

The Pick Building is an impressive development located in the heart of Leicester city centre on Wellington Street providing excellent access to the Professional Quarters and mainline railway station with links to London St Pancras, along with the city's Cultural Quarter which includes The Curve Theatre and Phoenix Square Cinema along with restaurants and shopping facilities.

#### Accommodation

A communal entrance hall houses postboxes, stairs and lifts to all floors. The apartment itself is entered via a solid wood front door into a reception hall with wooden flooring, inset ceiling spotlights and a feature glass brick wall, housing the return staircase to the upper floor with a useful understairs storage cupboard beneath and cloaks area, plus a WC with a two piece suite, built-in storage cupboard and wooden flooring. The generous open plan living/dining room has wooden flooring, inset ceiling spotlights and is a lovely, bright room flooded with light from windows and patio doors onto the north-east facing balcony enjoying city views.

The kitchen area has wooden flooring, inset ceiling spotlights, and boasts a good range of eye and base level units and drawers with wooden preparation surfaces, tiled splashbacks and a one and half bowl stainless steel sink and drainer unit with mixer tap and window above. There are integrated appliances including a stainless steel Bosch oven with a De Dietrich four-ring gas hob and stainless steel chimney style extractor fan over, plus a Bosch dishwasher, washing machine and fridge which are available by separate negotiation.

The landing has a skylight and houses a cupboard and the Ideal boiler within, a further storage cupboard and access to a service door. The large master bedroom has a double aspect with windows to the front and side elevations, inset ceiling spotlights, a built-in wardrobe and an en-suite with an opaque glazed window to the side providing a four piece suite comprising a double shower cubicle, a wash hand basin with cupboard beneath, an enclosed WC and a panelled bath with shower attachment, a heated towel rail, inset ceiling spotlights, part tiles walls and tiled floor. Bedroom two is also a double and has two windows to the side elevation and a built-in wardrobe. The main bathroom has an opaque glazed window to the side and provides a three piece suite comprising a wash hand basin with cupboard beneath, an enclosed WC and a panelled bath with shower attachment.

#### Parking

The apartment has one allocated car parking space with electronically controlled, gated access.





#### 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: 125 years from 2000

Ground Rent: £150 per annum (paid to Butlins Plc)

Service charge : £2,057 per annum

(buildings insurance NOT included, approximately £800 per annum).

Listed Status: None.

Local Authority: Leicester City Council

Tax Band: E

Conservation Area: None

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

Broadband delivered to the property: Full fibre, speed 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: Some cladding to the rear of the building has been replaced this year.

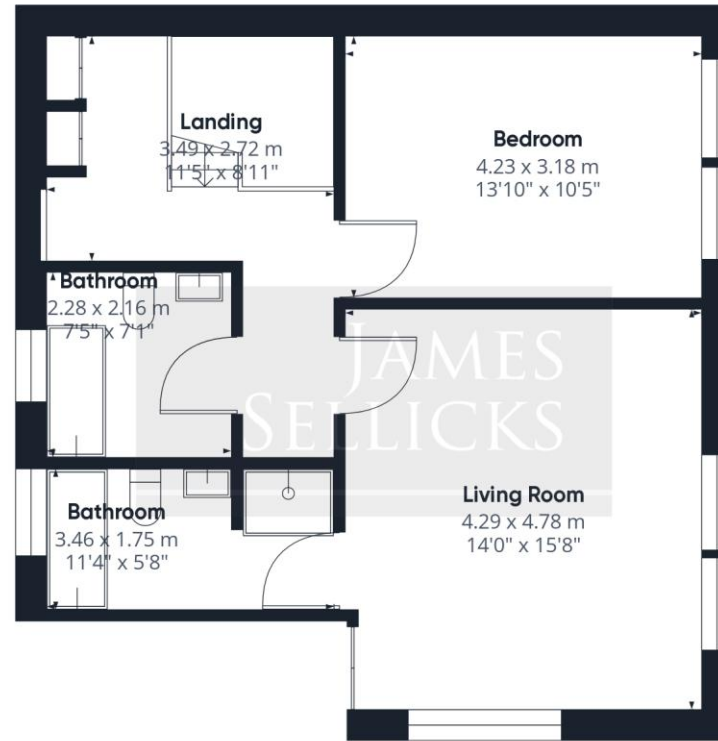
Planning issues: None our Clients are aware of.



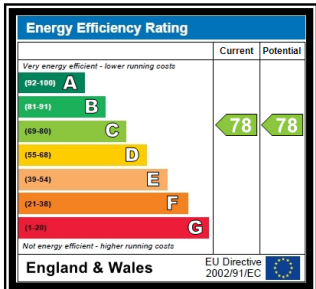




Floor 1



Floor 2



Approximate total area<sup>(1)</sup>

109.49 m<sup>2</sup>  
1178.54 ft<sup>2</sup>

Balconies and terraces

16.47 m<sup>2</sup>  
177.28 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.





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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.

