

JAMES SELICKS

10 THE NEEDLEWORKS

ALBION STREET
LEICESTER
LE1 6GF

GUIDE PRICE £245,000



Occupying the top two floors of this distinctive city centre development, a spacious and well-presented two bedroom duplex apartment offering impressive accommodation, a full-width balcony with city views and secure underground parking.

Impressive duplex apartment • superb open-plan dining kitchen and living area • semi-vaulted ceilings & excellent natural light • full-width upper balcony with city skyline views • principal bedroom with fitted wardrobes & en-suite • double second bedroom with balcony • further bathroom • secure allocated underground parking • EPC – C

Location

The Needleworks is a purpose-built apartment complex offering contemporary and stylish living in a quiet position but conveniently close to the city amenities. The location gives excellent access to Curve Theatre and The Phoenix Square Cinema, the professional quarters, universities and hospitals, plus the mainline railway station with links to London St Pancras in just over an hour.

Accommodation

The property is entered into via a generous entrance hall with engineered wood flooring and a striking metal spiral staircase to the upper floor. A useful storage cupboard provides space for coats & shoes. The principal bedroom is an excellent-sized double room with fitted wardrobes and an en-suite bathroom comprising a bath with shower over, wash hand basin and WC. the second bedroom is another good-sized double, currently utilised as a home office, with a fitted double wardrobe and access onto a small balcony. Completing this floor is the main shower room, fitted with a corner shower enclosure, wash hand basin and WC.

The spiral staircase rises to the real highlight of the apartment, a superb open-plan dining kitchen and living space, occupying much of the upper floor. Semi-vaulted ceilings and generous proportions create a particularly light and airy space, with ample room for both sitting and dining areas. The kitchen is fitted with a range of eye and base level units and drawers with preparation surfaces, incorporating a sink and drainer, integrated oven, gas hob with extractor over and dishwasher, together with space for a fridge freezer and further appliance provision.

Outside & Parking

Two sets of sliding doors open from the living accommodation onto an impressive full-width balcony, providing valuable outside space and views across the city skyline. The apartment benefits from one allocated parking space within the secure underground car park, accessed via gated entry.

Lease information: Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & **MUST** be verified by your Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 2001.

Ground Rent: £300 per annum, payable to Leonard Trust Ltd.

Service charge: Approximately £1,952 per annum.

Management Company: Butlin Property Services.





Listed Status: None.

Conservation Area: None.

Local Authority: Leicester City Council

Tax Band: E

Services: Offered to the market with gas-fired central heating and a water meter.

Broadband delivered to the property: FTTP, 1000mbps.

Construction: Believed to be cavity wall.

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.

Planning issues: None our Clients are aware of.

Accessibility: The building has a lift.

Cladding: The building has external cladding. An EWS1 Form is in place.

The Vendor is not aware of any cladding remediation works having been undertaken or scheduled. An external wall assessment was undertaken in May'24, which concluded that a full FRAEW was not required and assessed the risk of life as sufficiently low. The Managing Agent / Freeholder should be contacted for the latest position.

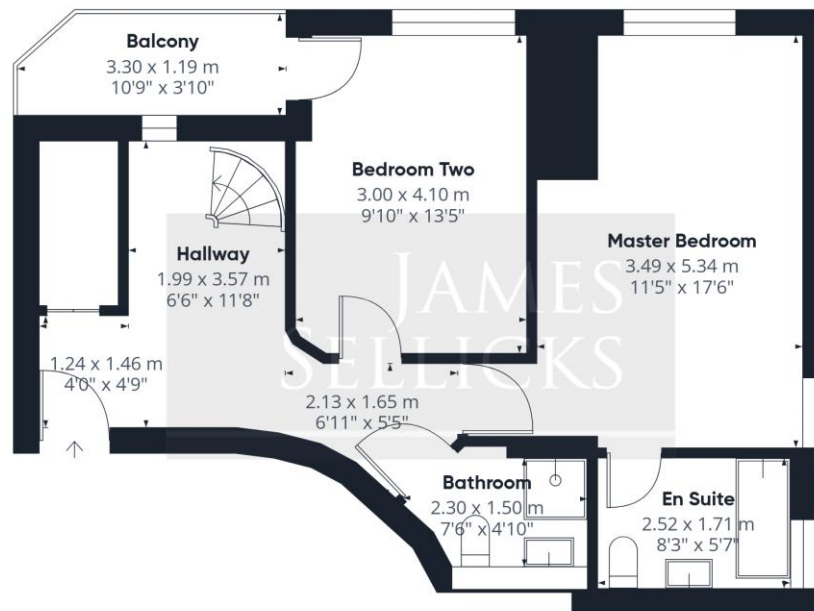
Please Note:

AI-assisted image editing has been used on selected photographs to remove personal belongings for marketing purposes. No fixtures, fittings, room dimensions or material features of the property have been altered or digitally staged.

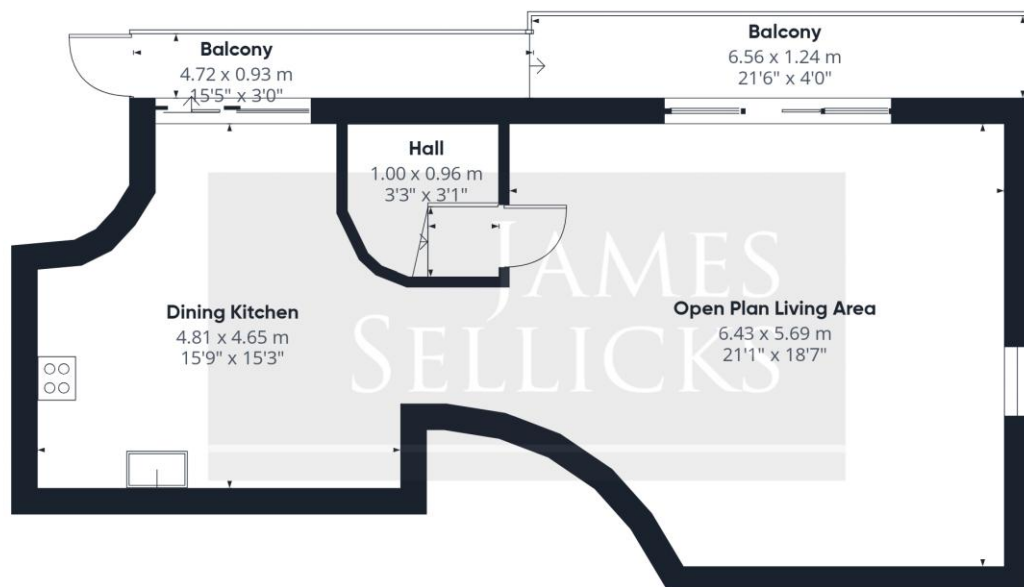




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Floor 1



Floor 2



JAMES
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Approximate total area⁽¹⁾

109 m²
1173 ft²

Balconies and terraces

16.3 m²
176 ft²

Reduced headroom

1.2 m²
12 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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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.

