

12 WALLIS COURT

119 KNIGHTON CHURCH ROAD
SOUTH KNIGHTON
LEICESTER
LE2 3JN

GUIDE PRICE £295,000



JAMES
SELLICKS

A stunning two bedroom, two bathroom penthouse apartment within a converted original Art Deco designed building positioned just outside the city, offering generous accommodation, stylish interiors and a full-length balcony with far-reaching views.

Entrance hall • open-plan kitchen, dining and living area • master bedroom • en-suite • bedroom two • bathroom • full-length balcony • allocated parking space • EPC - C

Location

The property is ideally positioned for convenient access to Leicester city centre, along with Leicester University and the Royal Infirmary. A wide range of everyday amenities can be found in the nearby suburbs of Oadby and Wigston, while the popular Queens Road shopping parade in neighbouring Clarendon Park offers an excellent selection of independent shops, cafés, bars, boutiques and restaurants. This well-connected yet desirable location perfectly balances city accessibility with a more relaxed, community-focused setting.

Accommodation

Accessed via lift from the penthouse lobby, this impressive apartment opens into a well-presented, carpeted hallway. The spacious entrance provides access to a useful utility/storage cupboard with space and plumbing for a washing machine, along with an additional cupboard housing the boiler and hot water tank.

The heart of this home is the stunning open-plan kitchen, dining and living area. A beautifully light and airy space, enhanced by a pair of patio doors leading onto a full-length balcony with far-reaching views.

The space is finished with predominantly wooden flooring, complemented by a tiled kitchen area boasting an excellent range of gloss finished wooden eye and base level units, a stainless steel sink and drainer unit with mixer tap over. and integrated appliances including a CDA fridge and freezer and an Beko dishwasher. A central island adds both style and practicality, housing a stainless steel oven, CDA four-ring gas hob with chimney style stainless steel extractor unit above, providing drawers and breakfast bar space. There is ample space for designated dining and living areas.

The master bedroom is a particularly attractive space, enjoying direct access to the balcony via patio doors, this generous double room includes fitted open storage and leads through an opaque glazed door into a sleek en-suite shower room providing a white three piece suite comprising a corner shower enclosure with a drench shower head, an enclosed WC and an inset wash hand basin. The room has part tiled walls, recessed shelving, a chrome heated towel rail, tiled flooring, inset ceiling spotlights and a glazed feature wall adding a modern design element, subtly connecting the space back to the living area.

Bedroom two is a well-proportioned double room, benefitting from a floor-to-ceiling window to the balcony. The main bathroom is elegantly finished, featuring a freestanding roll-top bath with shower attachment, twin inset wash hand basins, enclosed WC and bidet, along with a chrome heated towel rail, inset ceiling spotlights, tiled flooring and walls complemented by recessed shelving, creating a clean and contemporary feel.







Outside

The full-length balcony provides an excellent outdoor retreat, finished with smart block paving and enclosed by a combination of walls and railings. It enjoys pleasant, leafy views over Knighton Church Road and the surrounding greenery, offering a peaceful setting whilst remaining just outside the city. Further benefits include an allocated parking space and secure gated access for both vehicles and pedestrians, providing added peace of mind.

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 with a share of the freehold..

Lease Term: 125 years from 2008

Ground Rent/ None payable. Service Charge: £1,991 per annum.

Contribution towards buildings insurance: £295 per annum.

Please Note: The balcony is not within the owner's legal ownership.

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

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

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

Broadband delivered to the property: Fibre broadband, speed unknown.

Construction: Believed to be standard.

Flooding issues in the last 5 years: None.

Accessibility: The building has lift access.

Planning issues: None our Clients are aware of.

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









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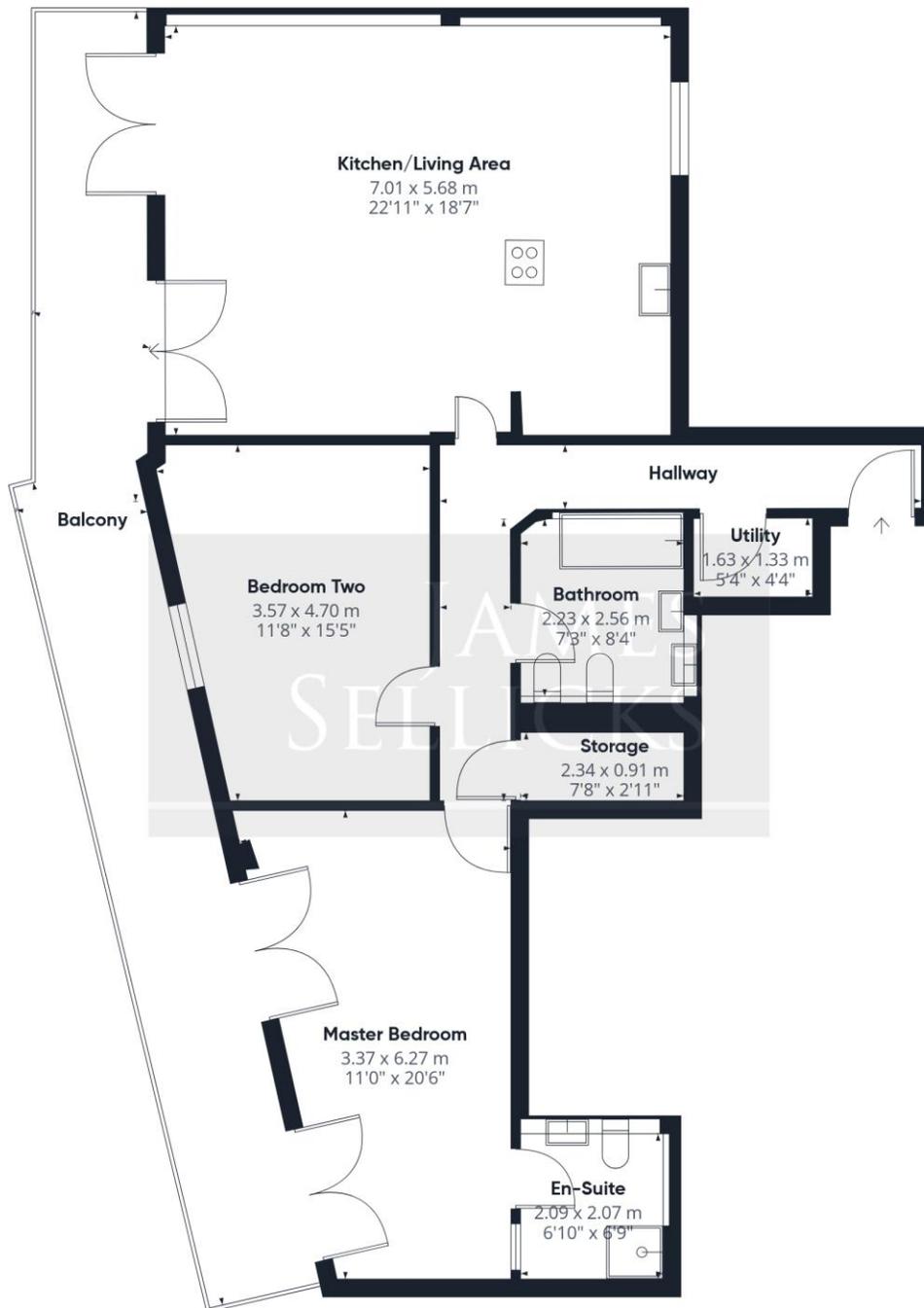
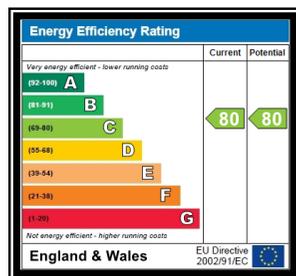
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Measures and Other Information

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.



Approximate total area⁽¹⁾

99.2 m²
1069 ft²

Balconies and terraces

28.3 m²
305 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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