

JAMES
SELICKS



1 GOLDHILL ROAD
SOUTH KNIGHTON, LEICESTER

SALES LETTINGS SURVEYS MORTGAGES

1 Goldhill Road
South Knighton
Leicester
LE2 3LE

An exciting development opportunity, currently configured as a studio/gym and garages, with detailed planning permission to convert into two fantastic apartments, located on the corner of Goldhill and South Knighton Roads in this prestigious suburb.

Change of use from Class E into two, one bedroom self-contained apartments, Class C3; raised ridge height and construction of first floor extension at rear.

More information on the planning can be found on the [Leicester City Council Planning Website](#).

Planning Application Number 20212116

Entrance hall | side lobby | office | storage room | first floor landing | cloakroom | first floor office | two attached single garages | EPC – D

LOCATION

Goldhill Road provides convenient access to the city centre via the A6 London Road, with more local shopping facilities found at Queens Road in Clarendon Park and Allandale Road/Francis Street shopping parades in Stoneygate.

ACCOMMODATION

The property is entered via a wooden and glazed front door with window above leading into an entrance hall with tiled flooring and door to side lobby with glazed and wooden door leading onto South Knighton Road. The front office has a window to the front elevation, a wash hand basin with cupboard under, tiled flooring and houses the stairs to the first floor with understairs storage beneath. A storage room with stripped floorboards has two windows looking onto South Knighton Road.

To the first floor is a landing with loft access. A cloakroom houses the Worcester wall munter boiler and provides a low flush WC and pedestal wash hand basin. A further first floor office has windows to the front and side elevations overlooking both South Knighton Road and Goldhill Road.

OUTSIDE

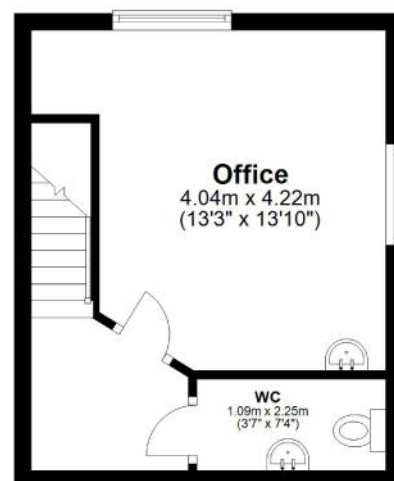
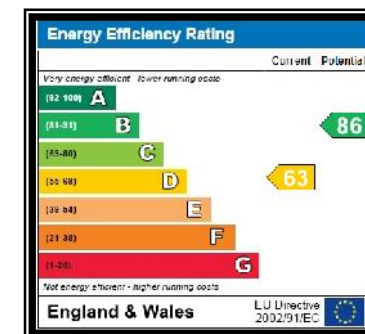
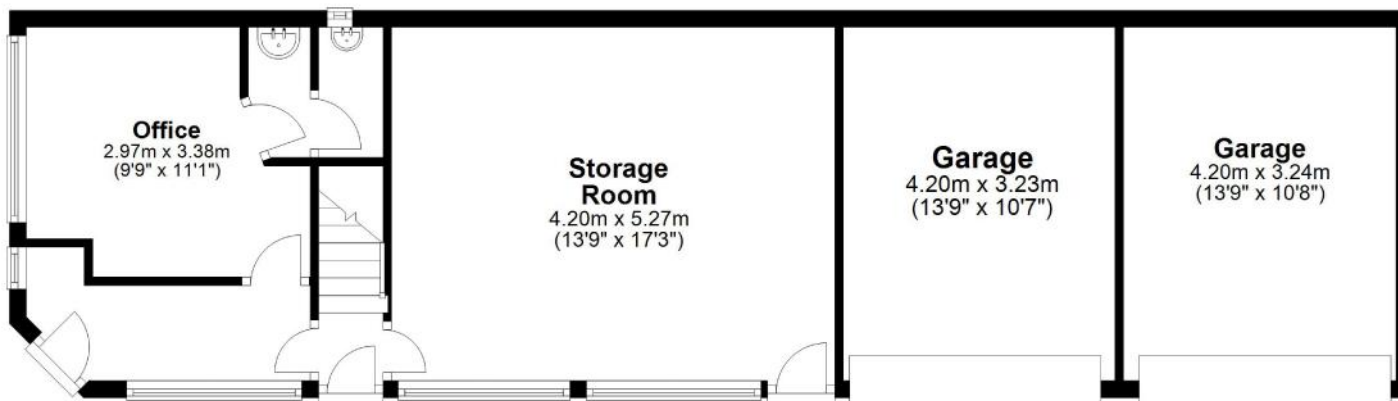
Two attached single garages with up and over doors, power and lights.

DIRECTIONAL NOTE

Proceed out of Leicester via Welford Road turning left onto Chapel Lane and left again onto Ratcliffe Road, right onto Elms Road and second left onto South Knighton Road where the property can be found on the located on the corner of Goldhill and South Knighton Roads.



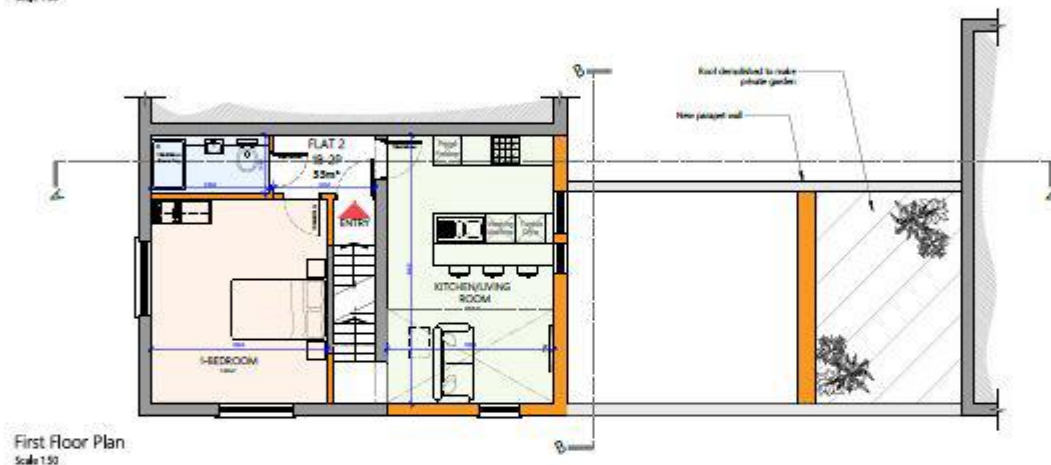
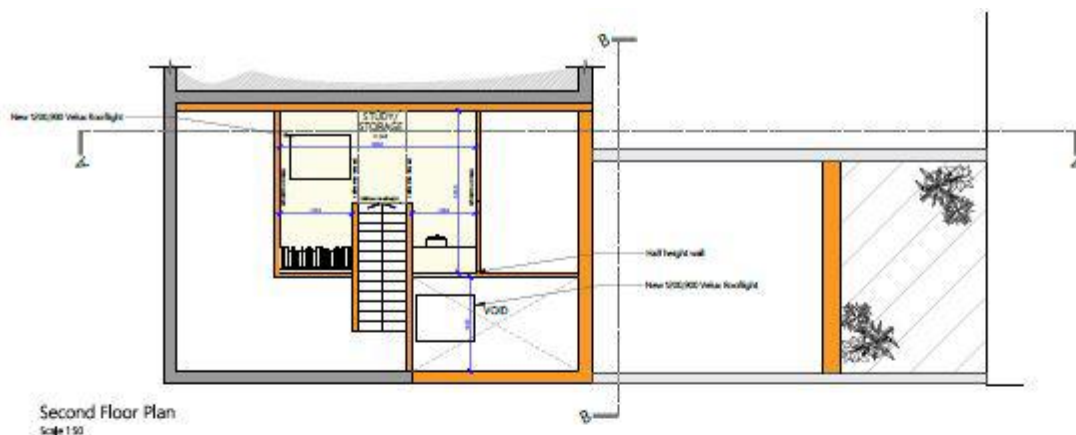




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Current Configuration / Layout
Total Approximate Gross Internal Floor Area = 668 SQ FT / 62 SQ M

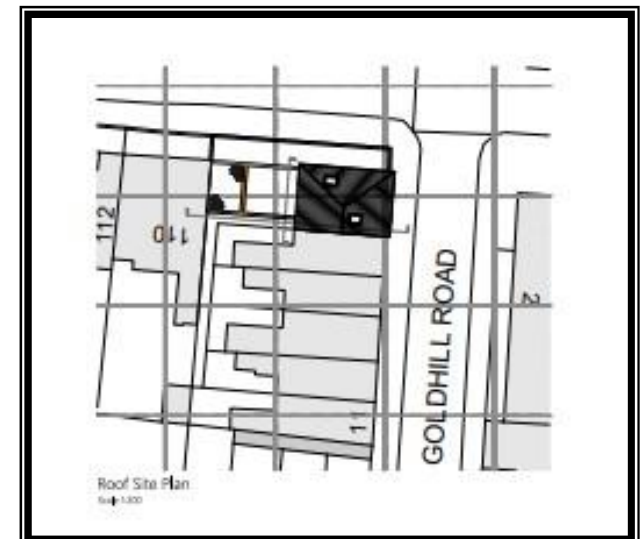
Measurements are approximate.
Not to scale.
For illustrative purposes only.

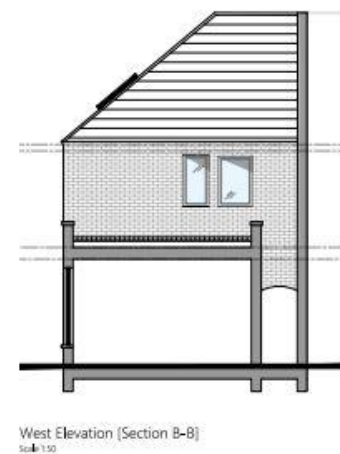
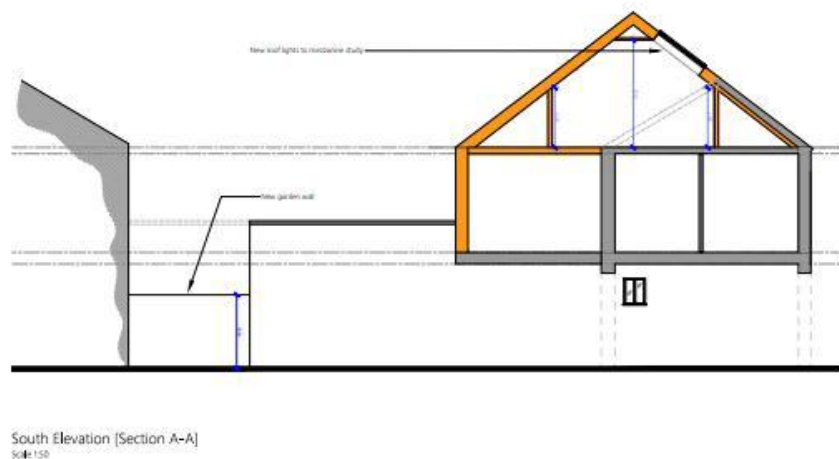
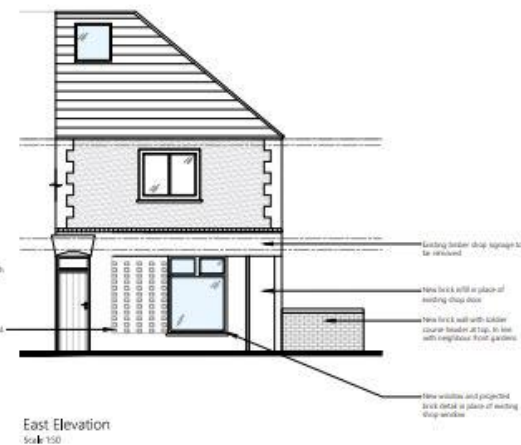


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Planning Application Number 20212116

Change of use from Class E into two self-contained flats (2 x 1 bed) Class C3
 Raised ridge height; construction of first floor extension at rear
 Alterations (amended plans received on 17/11/2021 and 8/12/2021)





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**JAMES
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Important Notice

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Measurements 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.

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