

27 FOSSE ROAD CENTRAL
WEST END
LEICESTER



JAMES
SELLICKS

27 Fosse Road Central

West End
Leicester
LE3 5PU

An opportunity to acquire four flats with a double garage, located within this fantastic Victorian building in the heart of the popular suburb of West End, Leicester.

LOCATION

Fosse Road Central is within easy walking distance of Braunstone Gate with its abundance of bars and restaurants, the University swimming pool and Tesco supermarket, Leicester Royal Infirmary and De Montfort University, city centre with its Professional and Cultural Quarters and the mainline railway station. There are also excellent road networks with the M1/M69 motorways and Fosse Retail Park a short drive away.

GROUND FLOOR FLAT ONE

430 sq feet / 60 sq metres | EPC – D

Reception Hall | kitchen | sitting room | bedroom | bathroom
Achieving a rental income of £390pcm

GROUND FLOOR FLAT TWO

462 sq feet / 43 sq metres | EPC - C

Hallway | sitting room | kitchen | bedroom | bathroom
Achieving a rental income of £500pcm

FIRST FLOOR FLAT THREE

538 sq feet / 50 sq metres | EPC - D

Accommodation to be confirmed
Achieving a rental income of £525pcm

GARDEN FLAT

882 sq feet / 82 sq metres | EPC - D

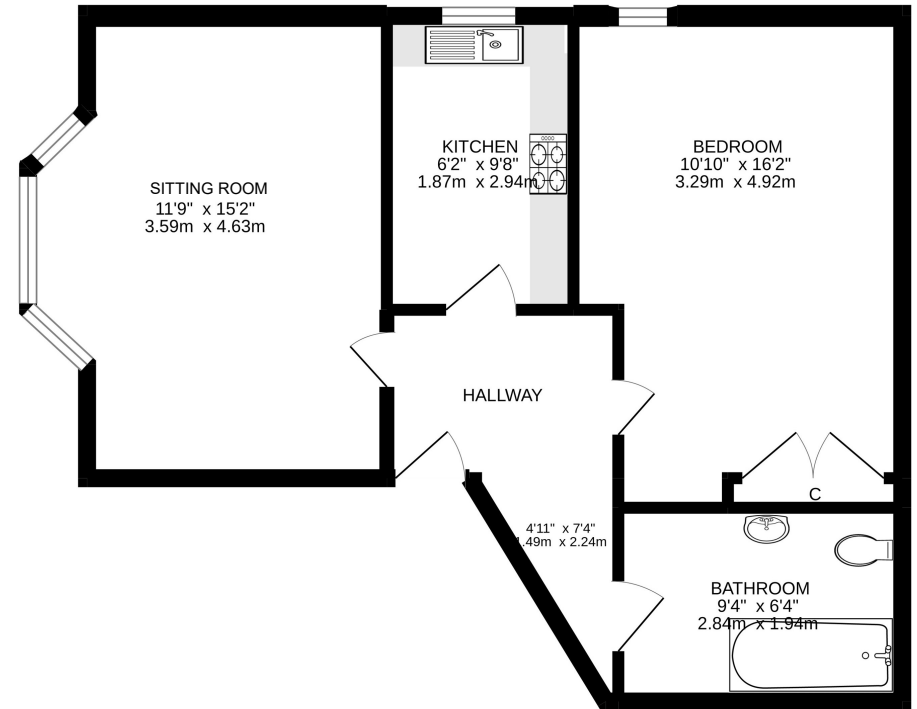
Hallway | sitting room | kitchen | bathroom stairs to first floor | bedroom | en-suite | WC |
Achieving a rental income of £480pcm

GARAGE

The property benefits from a double garage with up and over door.

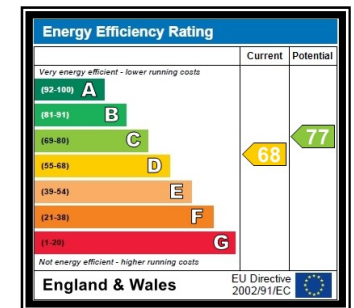
DIRECTIONAL NOTE

Proceed out of Leicester via the A47 turning eventually left onto Fosse Road Central where the property can be located on the left, indicated by the Agents For Sale sign.



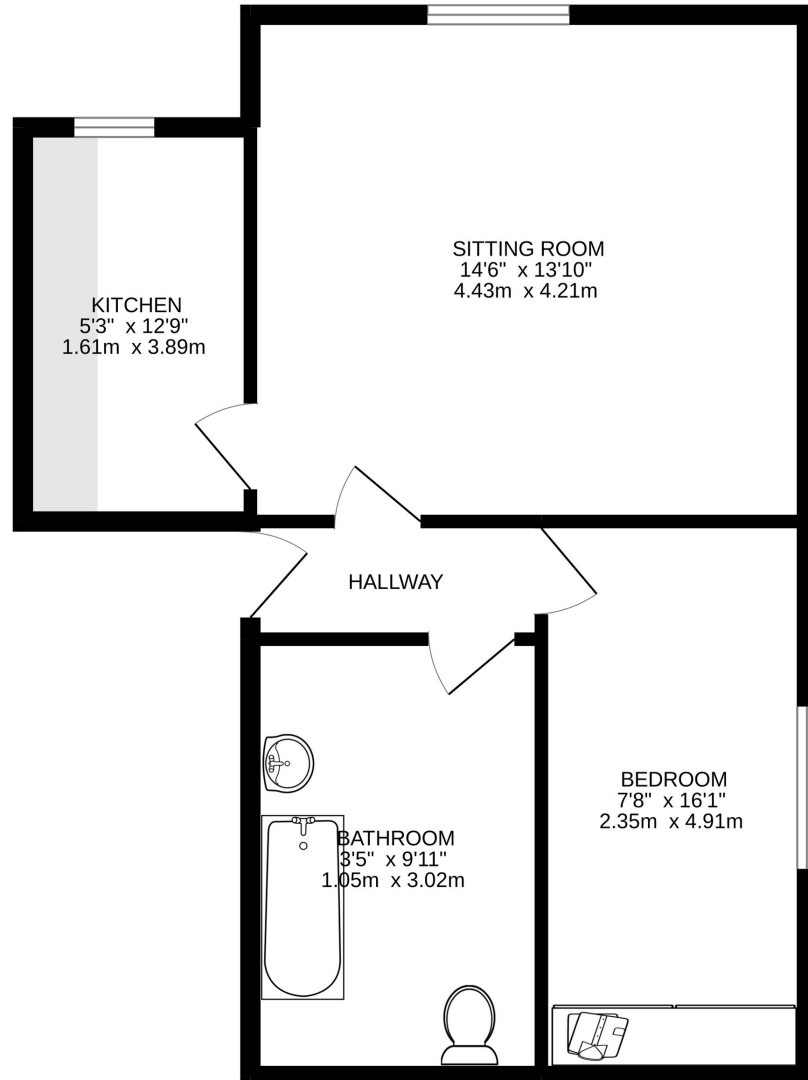
Ground Floor Flat 1, 27, Fosse Road Central, West End, Leicester LE3 5PU

Total Approximate Gross Internal Floor Area = 430 SQ FT / 60 SQ M
Measurements are approximate. Not to scale. For illustrative purposes only.



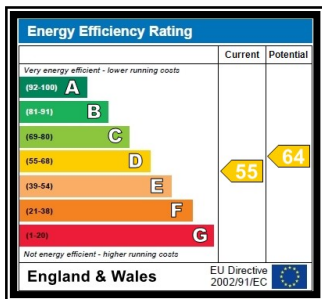
Ground Floor Flat 2, 27 Fosse Road Central, West End, Leicester LE3 5PU

Total Approximate Gross Internal Floor Area = 462 SQ FT / 43 SQ M
Measurements are approximate. Not to scale. For illustrative purposes only.



AWAITING

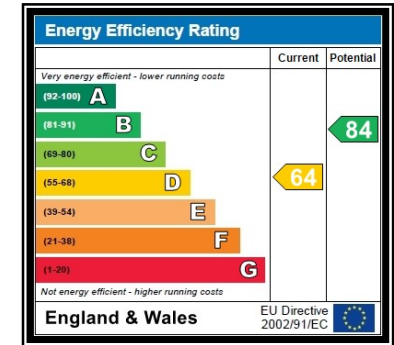
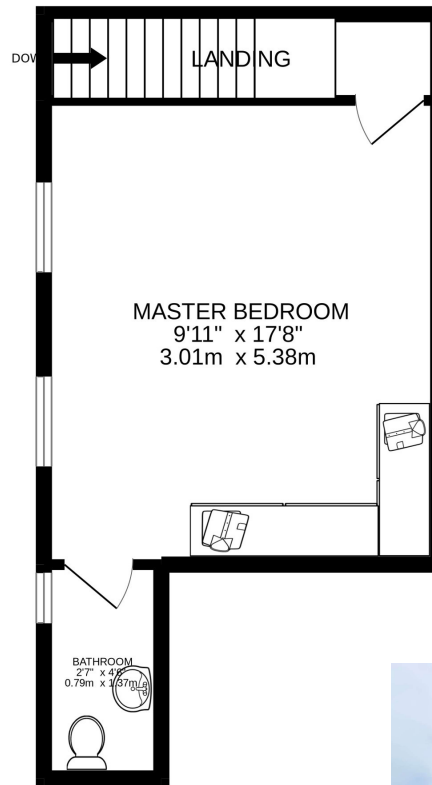
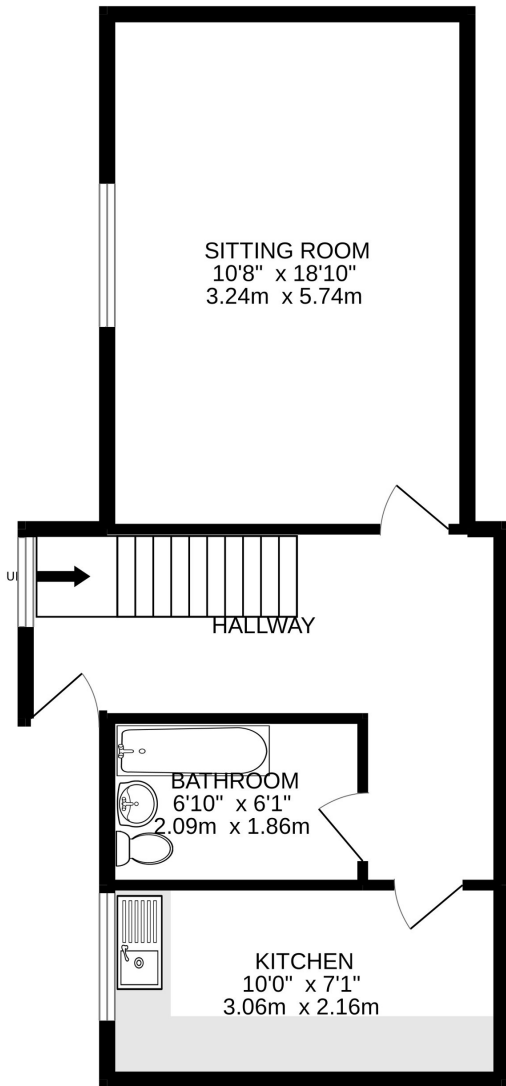
FLOORPLAN



First Floor Flat 3, 27 Fosse Road Central, West End, Leicester LE3 5PU

Total Approximate Gross Internal Floor Area = 538 SQ FT / 50 SQ M

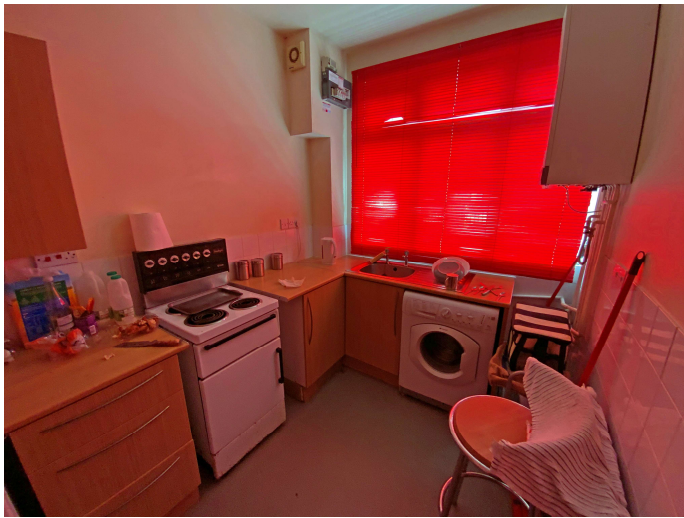
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Garden Flat, 1b Stretton Road, West End, Leicester LE3 6BL

Total Approximate Gross Internal Floor Area = 882 SQ FT / 82 SQ M

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



Garage, Stretton Road, West End, Leicester LE3 6BL

Total Approximate Gross Internal Floor Area
tbc SQ FT / tbc SQ M

Measurements are approximate.
Not to scale.
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JAMES SELICKS

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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.
 - 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.
 - 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

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.



www.jamesselicks.com