



READINGS

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Upper New Walk
Leicester, LE1 7QJ

Offers In The Region Of £850,000



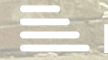
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Upper New Walk

, Leicester, LE1 7QJ

A rare opportunity to buy a unique property in Leicester's renowned Georgian pedestrian walkway of Upper New Walk linking Welford Place with Victoria Park. Architect designed, by Gordon White & Hood, in the early 1980's the property extends over three floors with a gross internal area (Including the pool) of over 4000 sq ft.

On the ground floor, there is a sizeable lounge, dining room, and fitted kitchen. There is a swimming pool with a sauna and shower room and a viewing balcony. Cloak/Wc.

On the first floor there is the master bedroom with a walk-in wardrobe and en suite shower room and extensive balcony, together with two further bedrooms, a family bathroom, and utility space.

The second floor could be used as a separate suite as it has two large bedrooms, a kitchen, and a bathroom.

There are gardens to the front with pedestrian access from Upper New Walk and to the rear there is vehicular access from Salisbury Road leading to a gated driveway with a garage, two carports, and car standing.

In need of general updating, Park House would make an exceptional family home, or planning consent was previously granted but is now lapsed, for conversion to offices with a large flat above.

Entrance Hall

Cloak/WC

Spacious Lounge

Dining Room

Kitchen

Pool Room

Shower and sauna.

Bedroom 1

Walk in wardrobe and ensuite shower room

Bedroom 4

Bedroom 5





Family Bathroom

Second Floor

Bedroom 2

Bedroom 3

Kitchen

Bathroom

Outside

Vehicular access from Salisbury Road leads to a gated driveway with a garage, two carports, and car standing.



Tenure

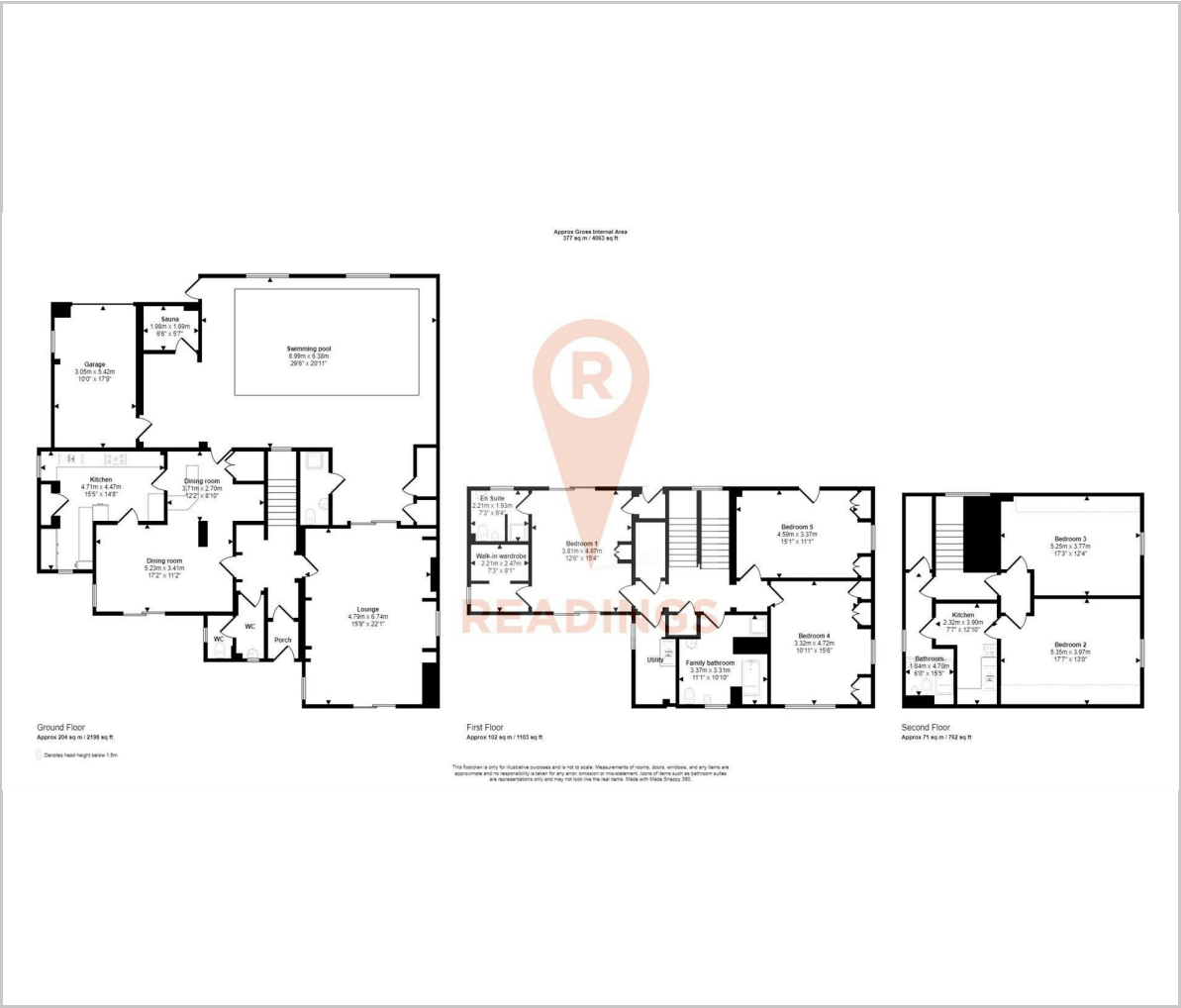
The property is being sold freehold with Vacant Possession upon completion. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



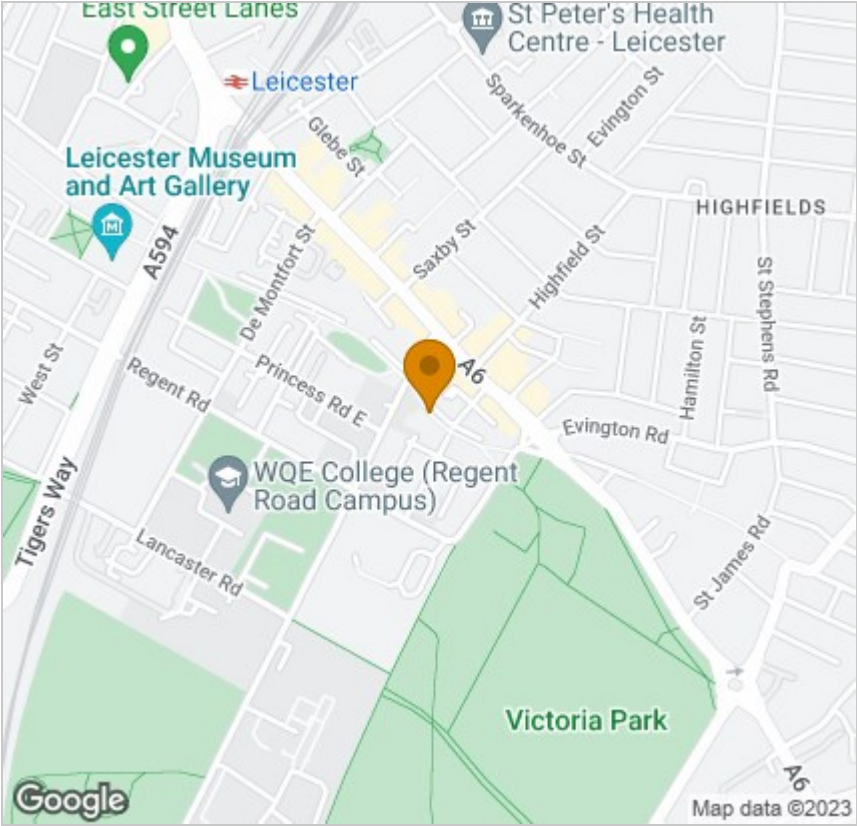
Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

