

FLAT ONE

TWO TOWER STREET LEICESTER LE1 6WR

JAMES
SELLICKS

ESTATE AGENTS & CHARTERED SURVEYORS



GUIDE PRICE : £145,000

Number Two Tower Street is a large Victorian terrace, which has been beautifully converted into a collection of four apartments. Located within the city centre, the property is on the doorstep of Leicester and De Montfort Universities, the Leicester Royal Infirmary and railway station. For entertainment the De Montfort Hall, Leicester Museum, Art Gallery, Leicester Tigers and Leicester City Football Club grounds and Victoria Park are only a short distance away.

Great attention has been given to every detail of this conversion to create spacious accommodation providing exclusive apartments. The conversion which was carried out approximately three years ago was thoroughly thought out and the designers were extremely considerate to the history of the building and retained many of the period features while incorporating contemporary styling to create a charming individual apartment with all the conveniences of modern living.

The accommodation with gas central heating, sealed unit double glazing, security alarm system and video entry system comprises entrance porch, sitting room, stairs down to lower ground floor, breakfast kitchen with fitted appliances, inner lobby, two double bedrooms, master bedroom with en-suite shower room and a further family bathroom. No chain involved.

VIEWING STRICTLY BY APPOINTMENT WITH
JAMES SELICKS ESTATE AGENTS ON

0116 285 4554



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COMMUNAL HALL

With video entry system.

PRIVATE PORCH

Slate flooring.

SITTING ROOM

4.29m(14'1") x 4.12m(13'6") Cast iron fireplace with tiled inserts and a beautiful marble surround, ceiling coving, ceiling rose, radiator, secondary glazed window to front elevation, STAIRS TO LOWER GROUND FLOOR

BREAKFAST KITCHEN

4.23m(13'11") x 4.01m(13'2") Good range of contemporary eye and base level units with drawers, roll edge laminated work surface, one and a quarter bowl inset stainless steel sink with chrome mixer tap above, Baumatic stainless steel double oven, Baumatic microwave, four ring gas hob, stainless steel and glass extractor unit over, built in fridge and freezer, built in dishwasher, inset ceiling spotlights, slate flooring, enclosed Alpha combination boiler, radiator, under stairs storage cupboard, double glazed window to front elevation.

INNER LOBBY

Storage cupboard, tiled flooring, radiator.

UTILITY ROOM

2.54m(8'4") x 0.78m(2'7") Slate flooring, plumbing for automatic washing machine.

BEDROOM ONE

4.24m(13'11") x 4.18m(13'9") Built in wardrobes, radiator, inset ceiling spotlights, double glazed window to side elevation.

EN-SUITE SHOWER ROOM

Enclosed WC, inset sink with cupboard under, shower enclosure, inset ceiling spotlights, extractor fan, chrome heated towel rail, slate flooring and electric shaver point.

BEDROOM TWO

4.01m(13'2") x 3.36m(11'0") Radiator, inset ceiling spotlights, double glazed window to side elevation.

BATHROOM

2.38m(7'10") maximum x 2.36m(7'9") White three piece suite comprising shaped bath, enclosed WC, inset wash hand basin with cupboard under, slate flooring, inset ceiling spotlights, extractor fan, electric shaver point.

OUTSIDE

The property enjoys several terraced areas.

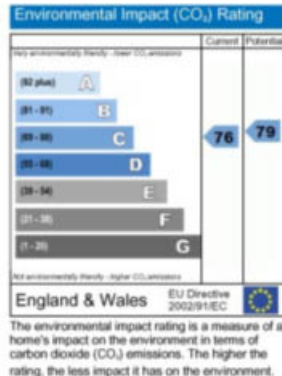
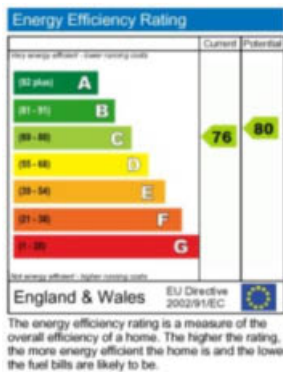
PARKING

The apartment is sold without parking but a residents parking permit can be purchased from Leicester City Council for a nominal fee.

DIRECTIONAL NOTE

Proceed out of Leicester on the A594 Waterloo Way taking a right hand turn at the traffic light junction into Regent Road, second left into Newtown Street

and first right into Tower Street where the property is located.



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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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