

3 RUTLAND HOUSE

LEICESTER CITY CENTRE



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES

3 Rutland House

33 Rutland Street
Leicester
LE1 1RE

A superb first floor two double bedroom apartment located within this pretty Victorian building, in the heart of Leicester's Cultural Quarter.

Communal entrance hall | private entrance hall | fantastic living area open plan to fitted kitchen | balcony | master bedroom | en-suite | second double bedroom | bathroom | one allocated parking space | no chain involved | EPC - C

LOCATION

Rutland House is a distinctive building situated in the heart of Leicester's Cultural Quarter, ideally located in the city centre on Rutland Street, giving excellent access to the professional quarters and mainline railway station providing direct access to London St Pancras in just over an hour, along with the abundance of trendy bars and restaurants and shopping facilities found within the city.

ACCOMMODATION

The apartment is entered via a communal hallway housing the stairs to all apartments. The apartment is entered via an entrance hall with telephone intercom system and leading into the spacious living area which has a high ceiling with inset spotlights, television point, two large sash windows to the rear and wood laminate flooring which continues into the kitchen area, boasting an excellent range of urban gloss eye and base level units with ample preparation surfaces, a stainless steel

one and a quarter bowl sink and drainer unit with mixer tap above, integrated appliances including a fridge-freezer, oven with four-ring ceramic hob and extractor unit over and automatic washing machine, inset ceiling spotlights, a sash window to the rear elevation and French doors leading onto the balcony which enjoys views over the St George Churchyard. The master bedroom enjoys three large sash windows to the side elevation, a television point and an en-suite providing a white three piece suite comprising a large tiled shower cubicle with drench shower head, an enclosed WC, wash hand basin on wooden a plinth with mirror over, electric shaver point, heated towel rail, part tiled walls and tiled flooring. Bedroom two has two sash windows to the side elevation. The bathroom has a contemporary white three piece suite comprising panelled bath with shower over and glazed shower screen, an enclosed WC, wash hand basin with mirror over, electric shaver point, heated towel rail, inset ceiling spotlights, fully tiled walls and tiled flooring.

PARKING

The apartment enjoys one allocated car parking space within a secure gated car park.

DIRECTIONAL NOTE

The property is best approached on foot; upon leaving our Granby Street office, turn right onto Rutland Street and follow this road where Rutland House can eventually be located on your right hand side, just past the LCB Depot.





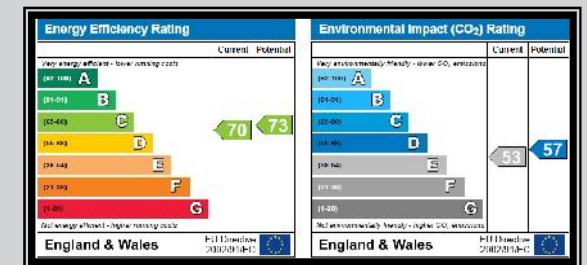
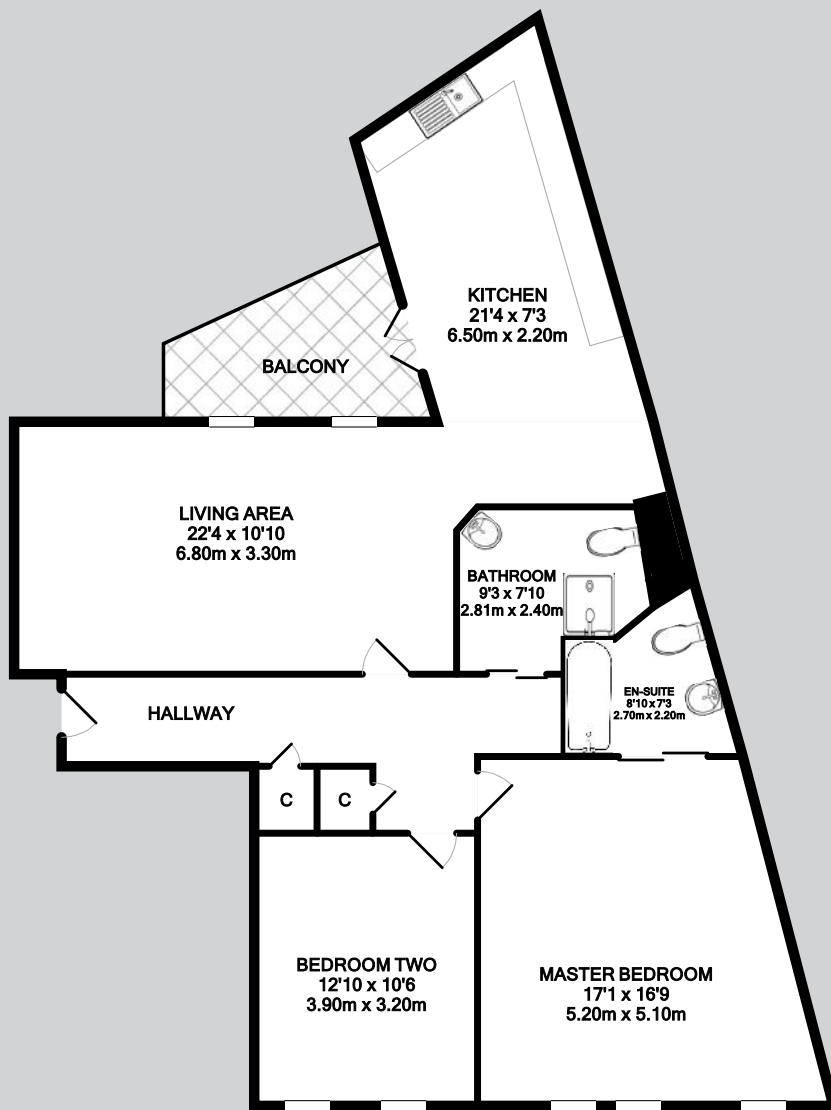
3 Rutland House, 33 Rutland Street, Leicester LE1 1RE

Total Approximate Gross Internal Floor Area = 979 SQ FT / 91 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



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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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