

FLAT 5, 1 SCHOLAR'S WALK
STONEYGATE, LEICESTER



JAMES
SELICKS

SALES LETTINGS SURVEYS MORTGAGES



SALES LETTINGS SURVEYS MORTGAGES

Flat 5, 1 Scholars Walk

Stoneygate

Leicester LE2 1RR

A beautifully presented and spacious, two bedroom duplex flat located over the first and second floors of this beautiful Grade II Listed former Victorian schoolhouse boasting many character features and a garage, in the heart of the fashionable suburb of Stoneygate.

The flat is currently tenanted, and is achieving £1,200 per calendar month.

Communal entrance hall | private entrance hall | open plan sitting / dining room | kitchen | two large bedrooms | dressing room | bathroom | communal grounds | one allocated parking space | garage | EPC - E

LOCATION

Scholar's Walk, built in 1859 and converted in 2018, is located in Stoneygate, popular for its ease of access to Leicester city centre, professional quarters and railway station with mainline access to London St Pancras, along with day-to-day shopping found along the trendy Allandale and Francis Street parades; Queens Road in Clarendon Park is also within easy walking distance.

ACCOMMODATION

The building is entered via a stunning communal entrance housing the original staircase and the intercom system. The flat itself is entered via a private entrance hall with a window to the rear, housing the stairs to the first floor, intercom system, useful storage cupboard and a boiler/utility room (with plumbing for a tumble dryer) with a window to the side. Bedroom two has large built-in wardrobes and a square bay window to the side. The large bathroom has a three piece suite comprising an enclosed WC, a wall hung wash hand basin,

panelled bath with shower over and glass shower screen, ladder style heated towel rail, part tiled walls, tiled flooring and a large sash window to the side. The open plan sitting/dining room has two windows overlooking the communal grounds, ceiling coving and rose, and gives access to the kitchen which has a good range of eye and base level units and drawers, ample preparation surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap above, tiled splashbacks, an integrated stainless steel oven with four-ring induction hob and stainless steel extractor over, integrated fridge, washing machine and dishwasher and a window to the side elevation.

The stairs to the first floor have an attractive rooflight at the top and a door leading to a spacious landing area with built-in cupboard, open to a large dressing room (currently set up as a home office) having a rooflight, wood laminate effect flooring, a built-in wardrobe with mirrored fronts and access via a concertina door into the fantastic master bedroom offering a vast amount of space and having ceiling spotlights and a large sash window to the rear.

OUTSIDE

The property has one allocated parking space, a garage and is set within beautiful, private, mature landscaped communal grounds.

PLEASE NOTE

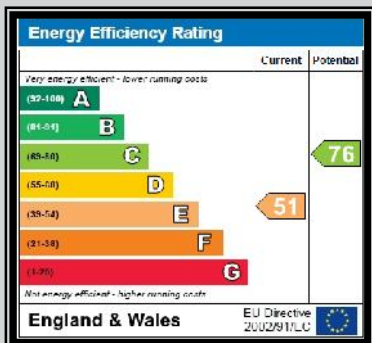
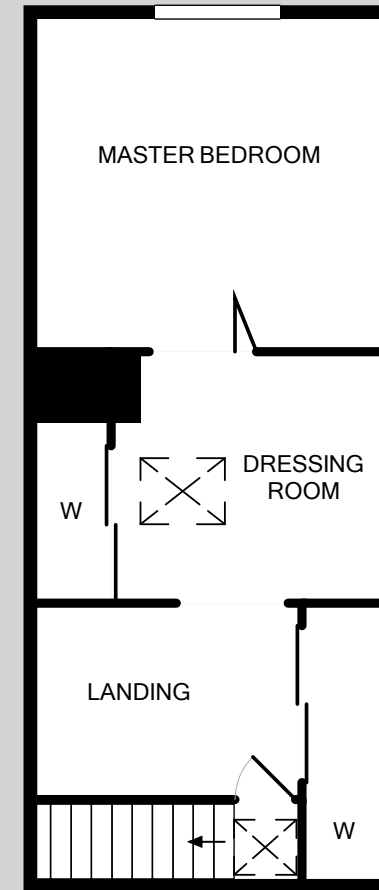
The building has both a cleaner and gardener, the cost for which are included within the service charge. Some furniture may be available by negotiation.

DIRECTIONAL NOTE

Proceed out of Leicester via the A6 London Road in a southerly direction crossing over the Victoria Road roundabout and taking a left hand into Scholars walk where the property can be located, clearly identified by our "For Sale" sign.







Apartment 5, 1 Scholars Walk, Leicester LE2 1RR

Total Approximate Gross Internal Floor Area = 1259 SQ FT / 117 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



JAMES SELICKS

www.jamesselicks.com

Leicester Office
56 Granby Street LE1 1DH
0116 2854 554
info@jamesselicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

London Office
0207 8390888



- Important Notice**
- James Sellicks for themselves and for the Vendors whose agent they are, give notice that:
- 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.
 - 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.

SALES LETTINGS SURVEYS MORTGAGES

Ravensworth 01670 713330