

# JAMES SELICKS

31D LARCHMONT ROAD

LEICESTER  
LE4 0BW

GUIDE PRICE £150,000



An attractive, two bedroom, two bathroom apartment located on the first floor of this superb development on the west side of the city, providing excellent access to local amenities.

Communal entrance hall • private hallway • sitting/dining room • kitchen • master bedroom • en-suite • bedroom two • bathroom • one allocated parking space • EPC - B

#### Location

The location is great for local shopping, a pleasant communal play area, perfect for young families or those who enjoy outdoor space close to home and is also convenient for the city centre, professional quarters, mainline railway station, the University and Hospital.

#### Accommodation

The building is accessed via a well-maintained communal entrance hall with a doorbell entry system. The apartment itself opens into a welcoming hallway featuring a generous storage cupboard. The first room off the hallway is bedroom two, a well-proportioned double room offering comfortable accommodation for guests, children, or use as a home office. Next is the principal bedroom, a spacious double with a window to the front, enjoying fitted double wardrobes and an en-suite comprising a double shower enclosure, a wash hand basin and low flush WC, electric shaver point, part tiled walls and tiled floor. Across the hall is the main bathroom, fitted with a three piece suite comprising a panelled bath with shower over, a pedestal wash hand basin and a low flush WC, half-tiled walls and tiled flooring.

The kitchen, located to the rear of the apartment, is well-appointed with a good range of wooden eye and base level units and drawers, ample preparation surfaces, tiled splashbacks, a stainless steel sink and drainer unit with a mixer tap and window above, a stainless steel Indesit oven with a four-ring gas hob and stainless steel extractor unit over, space and plumbing for a washing machine and space for a fridge freezer. Finally, the sitting/dining room is a bright and generously sized space, thoughtfully arranged to create distinct areas for relaxing, dining and even a dedicated home office corner. Positioned at the front of the property, large windows allow for an abundance of natural light, enhancing the sense of space throughout.

#### Outside

The property benefits from one allocated parking space.

**Lease Details:** Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

**Tenure:** Leasehold

**Lease Term:** 125 years from 2003.

**Service Charge:** Approx. £1,600 per annum.

**Ground Rent:** Approx. £100 per annum

**Management Company:** CRL T/A HLM property management

**Local Authority:** Leicester City Council, **Tax Band:** B

**Listed Status:** None. **Conservation Area:** None.

**Services:** Offered to the market with all mains services and gas-fired central heating.

**Broadband delivered to the property:** Unknown.

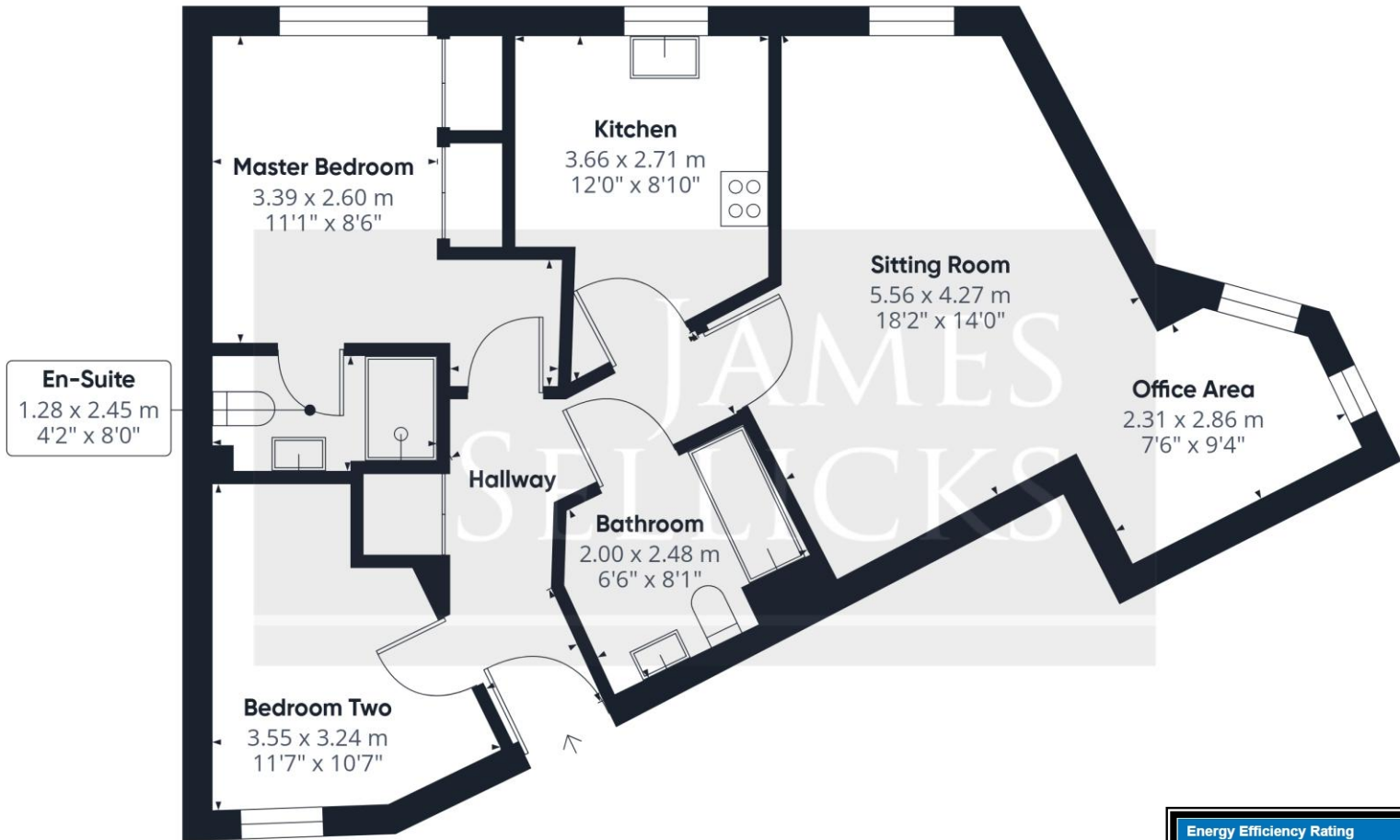
**Wayleaves, Rights of Way & Covenants:** None out of the ordinary for an apartment block.

**Flooding issues in the last 5 years:** None our Clients are aware of.

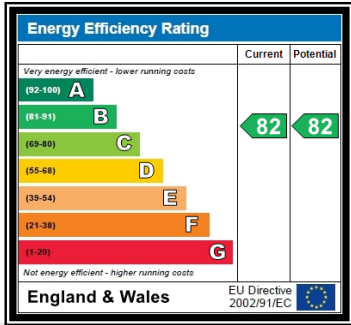








**Approximate total area<sup>(1)</sup>**  
68.1 m<sup>2</sup>  
733 ft<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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#### 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.

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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.

#### Measures 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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