# James Sellicks

## 35 The Fabric Building

19 YEOMAN STREET
LEICESTER
LE1 1UT

GUIDE PRICE: £95,000



Located within the sought after Leicester Cultural Quarter, this beautifully presented one-bedroom second floor apartment offers stylish accommodation, a private balcony, and the added benefit of no upward chain.

Communal entrance hall • private entrance hall • open-plan living, dining, and kitchen area • double bedroom • bathroom • one allocated parking space • EPC - C

## Location

The Fabric Building is situated in the heart of Leicester's Cultural Quarter, giving excellent access to the city centre with its professional quarters and railway station (with mainline access to London St Pancras in just over an hour) along with the abundance of trendy bars, restaurants and shopping facilities.

## Accommodation

The property is accessed via a communal entrance hall housing the postboxes and the stairs and lift to all floors. The apartment itself is entered via bright and a welcoming hallway with laminate flooring, housing a large, useful storage cupboard.

The open-plan living, dining, and kitchen area is a fantastic space combining character and contemporary style, with high ceilings and exposed brickwork further enhancing the apartment's industrial aesthetic.

The kitchen area is fitted with a good range of modern, grey eye and base level units and drawers complemented by marble effect worktops, tiled splashbacks, laminate flooring and feature pendant lighting. Integrated appliances include an Indesit induction hob, oven and extractor fan, an Indesit fridge-freezer and a Beko washing machine with a stainless steel sink and drainer above.

The living area houses a separate boiler cupboard providing additional storage, boasts further feature pendant lighting and impressive floor-to-ceiling glazing and patio doors opening onto a private balcony, allowing for an abundance of natural light.

The double bedroom is well-proportioned and continues the characterful theme with exposed brickwork, high ceilings, and a large window allowing plenty of natural light.

The bathroom is fitted with a three-piece suite comprising a panelled bath with shower over, glazed shower door and tiled surround, a wash hand basin set on a vanity unit with storage beneath and WC. Marble-effect flooring and glass brick detailing allow for soft natural light, creating a bright and modern finish.

## Parking

The apartment benefits from one allocated parking space.







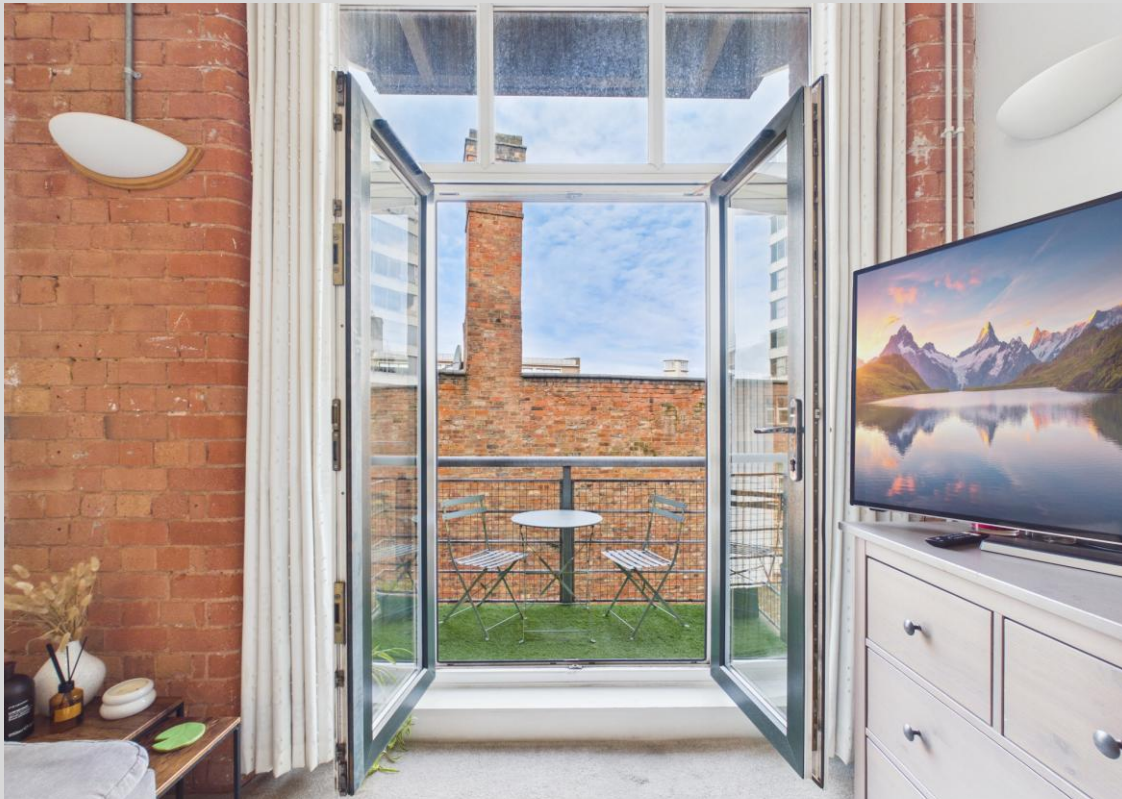

Local Authority: Leicester City Council
Tax Band: A
Listed Status: None.
Conservation Area: None.
Construction: Believed to be standard.
Cladding: None.
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Fibre, 39mbps.
Wayleaves, Rights of Way & Covenants: No dogs or cats allowed.
Flooding issues in the last 5 years : None our Clients are aware of.
Accessibility: The building has a lift.
Planning : None our Clients are aware of.

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 2007.
Ground Rent: £250 per annum.
Service Charge: £3,902 per annum, including buildings insurance.



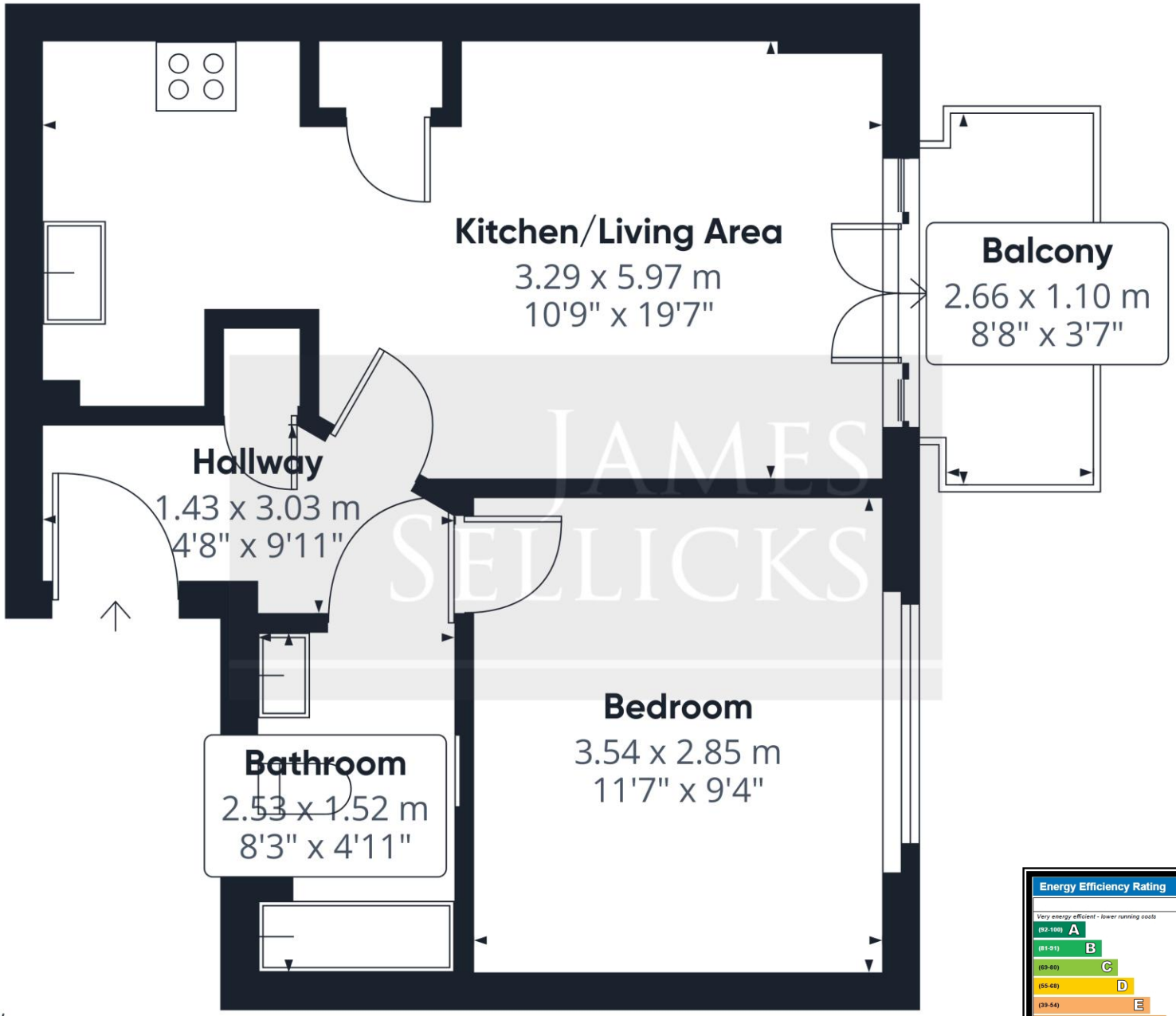













JAMES SELLICKS

**Approximate total area**(1)

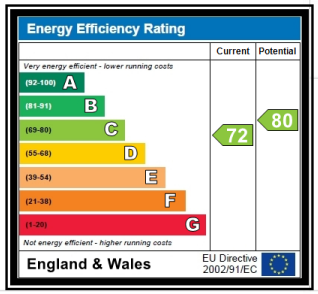
36.2 m²

389 ft²

**Balconies and terraces**

3.3 m²

36 ft²




(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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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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The Property Ombudsman

