

# JAMES SELLICKS

## 5 The Queens Building

CULTURAL QUARTER  
LEICESTER





## 5 The Queens Building, 3 Queens Street, Leicester LE1 1RG

A stunning, two bedroom apartment located on the second floor of this iconic, Grade II Listed Victorian baroque building overlooking Orton Square and Curve Theatre.

Communal entrance hall • private entrance hall • open plan living kitchen/dining area • two bedrooms • bathroom • EPC - C

### Location

The Queens Building is perfectly positioned in the heart of Leicester city centre and the St. George's Cultural Quarter with Curve Theatre and the Phoenix Square Cinema, and is within walking distance of the professional quarters, bustling restaurants, bars and shops and the mainline railway station (with access to London St Pancras in just over an hour).

### Accommodation

The apartment is entered via a spacious communal entrance hall with polished floor tiles and intercom system housing the contemporary designed post boxes and leading to all floors. On the second floor, the apartment itself is entered via a spacious entrance hall with engineered oak flooring housing the intercom system and a useful large storage cupboard. The open planning living area enjoys three large feature windows overlooking the church yard and providing an abundance of natural light, pendant and spot lighting, exposed brickwork and engineered oak flooring throughout.

The bespoke, artisan designed kitchen boasts an excellent range of contemporary, grey urban gloss eye and base level units with drawers, ample composite resin preparation surfaces and an undermounted stainless steel sink with brushed steel mixer tap above, integrated appliances include a stainless steel Neff oven, hob and stainless steel extractor unit above, fridge-freezer, dishwasher and washer/dryer.

The master bedroom (currently used as a home office) has built-in wardrobes and a window to the side elevation. Bedroom two has built-in wardrobes and a window overlooking the church yard and exposed brickwork. The bathroom has a white three piece suite comprising an enclosed WC, pedestal wash hand basin and a large bath with glazed shower door and shower above, part metro tiled walls, a ladder style heated chrome towel rail and a large fitted mirror.

### 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** : 200 years from 2017

**Ground Rent** : £200 per annum

**Service Charge** : £1,805.95 per annum (inc buildings insurance)

**Management Company** : Butlins Plc

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

**Details supplied by vendor** 5<sup>th</sup> August 2024







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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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**Total Approximate Gross Internal Floor Area  
 688 SQ FT / 64 SQ M**

Measurements are approximate.  
 Not to scale.  
 For illustrative purposes only.

