



**fw.** Fothergill Wyatt  
Estate Agents and Chartered Surveyors

Apartment 24 2a Salisbury  
Road,  
Leicester, LE1 7QR  
Asking Price £495,000





A unique opportunity to purchase an exclusive penthouse apartment situated just minutes from Leicester's vibrant city centre. Salisbury House is a select development of 24 apartments in a quiet setting at the top of New Walk, a renowned tree lined conservation area. Occupying a whole floor the penthouse offers a wealth of living accommodation with entrance hall, large open plan living area, open plan kitchen, master bedroom with ample built in storage and benefits from a luxurious en suite bathroom, guest bedroom with en suite and a further bedroom/home office. A particular feature of this apartment is its large, private roof terrace with a variety of seating areas benefiting from sunlight at different times throughout the day whilst boasting unobstructed 360 degree views across Leicester and Leicestershire. The apartment benefits from two allocated parking spaces.

- Impressive Penthouse Apartment
- Occupying an Entire Floor
- Three Bedrooms
- Three Bathrooms
- Large Living Space
- Extensive Private Outdoor Space
- Two Secure Allocated Parking Spaces

### Salisbury House

Salisbury House is an impressive scheme of apartments consisting of 24 apartments within the heart of Leicester's fashionable and cosmopolitan New Walk. The development was created paying particular attention to both internal and external design. The penthouse provides the very best of City life with a contemporary living environment and superb outdoor space. The apartment enjoys the whole upper floor of the building and is accessed via an elevator leading to an independent landing.

### Accommodation

Occupying a whole floor the penthouse offers a wealth of living accommodation with entrance hall, large open plan living area, open plan kitchen, master bedroom with ample built in storage and benefits from a luxurious en suite bathroom, guest bedroom with en suite and a further bedroom/home office. A particular feature of this apartment is its large, private roof terrace with a variety of seating areas benefiting from sunlight at different times throughout the day whilst boasting unobstructed 360 degree views across Leicester and Leicestershire. The apartment benefits from two allocated parking spaces. Overall, the penthouse offers unique city living and is presented in the highest order throughout having been created with luxurious fixtures and fittings.



**Location**

Set in a secluded conservation area Salisbury House is within easy walking distance of Leicesters vibrant city centre along the tree lined Victorian promenade known as New Walk. Salisbury House is also within close proximity to Leicester University, the Leicester Royal Infirmary, De Montfort Hall as well as a wide variety of amenities that Leicester has to offer. The railway station, Victoria Park and the Queens Road Parade offering shops, bars and restaurants are also a short walk away, the wide variety of road and rail links provide a wide variety of options for the commuter wishing to travel further afield.

**Directional Note**

Take the A6 London Road east towards Oadby and Market Harborough. Turn right after 100m on to University Road and at the cross road traffic lights turn left on to Regent Road and first left on to Salisbury Road where Salisbury House can be found on the right hand side.

**Lease Details**

Please contact the office for further details.

**Viewings**

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at [www.fothergillwyatt.com](http://www.fothergillwyatt.com)

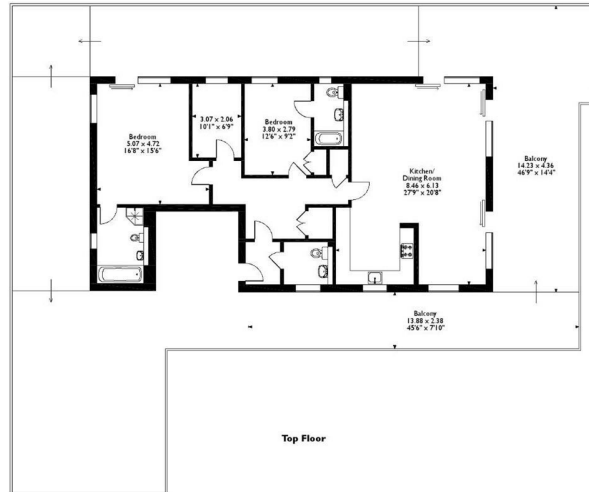
**Directions**

SAT NAV: LE1 7QR



## Floorplans & EPC

Apartment 24 2a Salisbury Road, Leicester



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Apartment 24 2a Salisbury Road, Leicester, LE1  
7QR



**Important Notice** These particulars are not an offer or contract, nor part of one. Fothergill Wyatt Ltd. for themselves and for the Vendors of this property, whose agents 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 purchasers and lessees ought to seek their own professional advice 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers 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 FothergillWyatt has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fothergill Wyatt Ltd., nor enter into any contract on behalf of the Vendor 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. All measurements are approximate. While 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 traveling some distance to view the property. carve-design.co.uk 13759

**fw.** Fothergill Wyatt  
Estate Agents and Chartered Surveyors

T: 0116 270 5900

[info@fothergillwyatt.com](mailto:info@fothergillwyatt.com)

F: 0116 274 5732

[www.fothergillwyatt.com](http://www.fothergillwyatt.com)

26 Allandale Road | Stoneygate | Leicester LE2 2DA