



Wheatsheaf Works, Wheatsheaf Way, Leicester, LE2 6EQ

Price £185,000

The former Wheatsheaf Works Boot and Shoe Factory, built in 1891, is now being transformed into a mixture of new build and renovated studios, apartments and townhouses. Plot 112 is a stunning two bedroom townhouse with private garden facing the courtyard in this iconic Grade II listed building in Quarter Three. The accommodation comprises of stylish living kitchen to the ground floor, bedroom and shower room to the first floor and master bedroom and bathroom to the second floor. Ideally located for the Universities and Hospitals in highly popular Knighton Fields. This property is available now.





Wheatsheaf Works Development

A exciting opportunity to purchase a newly converted townhouse in the highly popular neighbourhood of Knighton Fields. Wheatsheaf Works is in the heart of a vibrant community, close to trendy Clarendon Park with its cosmopolitan Queens Road offering a wealth of boutique shops and eateries. This development benefits from being close to universities, City Centre and good local schooling.

Wheatsheaf Works has been meticulously designed to offer stylish living in this iconic Grade II listed building in Quarter 3. This quarter is the renovation of the main landmark Wheatsheaf Works building and features four stunning elevations.

Kitchen and Bathroom

Contemporary kitchen with worktops by Symphony complimented by a range of appliances by Zanussi including:

- * Stainless steel oven
- * Ceramic hob and glass splashback
- * Stainless steel chimney hood
- * Integrated 70/30 fridge freezer

Modern ceramic tiled bathroom suite by Vitra with complimenting chrome brassware and thermostatic shower over bath by Grohe and chrome heated towel rail.

Internal and External Specification

High quality finish to the townhouse to offer comfortable living.

Finishing touches include:

- * Internal doors with white satinwood finish
- * Polished chrome ironmongery
- * TV point in lounge
- * Wiring for Virgin Media
- * Intruder alarm system

External features:

- * White aluminium double glazed windows
- * Oak effect entrance door
- * Private garden with artificial grass

Lease Information

The lease term is 125 years, ground rent is £250 per annum and the service charge is £737.80

Warranty

Each property comes with a 10 year Check Mate New Home warranty giving you comfort for the first years in your new home.

Directional Note

From Leicester City Centre take the A594 Welford Road continuing straight over at the Welford Road/Victoria Park Road traffic lights. Turn right on to Wordworth Road and then the second left on to Wheatsheaf Way where the property can be found.

Viewings and Offers

For viewings, offers and availability please contact FW on 0116 2705900 or wheatsheaf@fothergillwyatt.com and quote "Boot and Shoe" for the latest offers available. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com

*PLEASE NOTE photographs shown are not plot specific



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
	78	79	79
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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