



The Foister Building
Charles Street, Leicester, LE1 1LB



Oliver Rayns
ESTATE AGENTS

A unique opportunity to acquire a truly stunning loft styled apartment in Leicesters highly popular Cultural Quarter, boasting a magnificent open plan living dining kitchen, two double bedrooms and two bathrooms with unparalleled design and finish for a Leicester City Centre apartment.

- Unparalleled Design and Finish
- 'New York' Styled Loft Apartment
- Interiors Designed by Plug Interiors
- Open Plan Kitchen with Siemens Appliances
- Two Double Bedrooms with Fitted Wardrobes
- Exclusive 1930's Building in Leicester's Cultural Quarter
- High Specification Bathroom and En-Suite
- Secure Allocated Parking
- City Centre Views
- Available with No Upward Chain





Property

This 1,150 sq ft apartment is set within the 1930s Foister Building, a former hosiery factory which was sympathetically converted in the early 2000's. The current owner entrusted Plug Interiors to extensively redesign and refurbish the apartment in 2015, with the outcome being a unique mix of contemporary fittings within an industrial setting.

The apartment is entered through an oversized front door, with the hallway offering access to all principle rooms, with solid European oak flooring throughout the living space. A full height glass door opens into the stunning open plan living/ kitchen/ dining room, boasting exposed brickwork, steel beams and high ceiling with three industrial styled multi paned windows offering a City skyline view over Leicester.

At the heart is an open plan kitchen with Silestone work surfaces with breakfast bar, Siemens built in appliances and a range of kitchen units with a concealed utility room. The living and dining space provides it's owners with the perfect space for entertaining.

The master bedroom offers a walk through dressing area with built in wardrobes and stylish en-suite with an oversized shower. There is a uniquely styled bathroom which features a freestanding limestone bath which takes centre place and a second double bedroom with built in wardrobes.

An internal inspection is thoroughly recommended to fully appreciate the level of accommodation on offer.

Outside

The apartment benefits from secure allocated underground car parking for one vehicle.

Location

Located in the highly desirable Cultural Quarter in the heart of Leicester City Centre, within easy walking distance of local Universities, Leicester Royal Infirmary and the mainline railway service with links to London St Pancras in an hour. A broad range of entertainment in the form of the Curve Theatre, De Montfort Hall and Highcross shopping centre and eateries all lie within 1 mile.

Leicester is a well placed midlands city providing ease of access to the regions commercial and retail centres. It offers a broad range of road and rail links providing a wide variety of options for the commuter wishing to travel further afield.

Viewings and Directions

Strictly by appointment only through the sole agent Oliver Rayns.

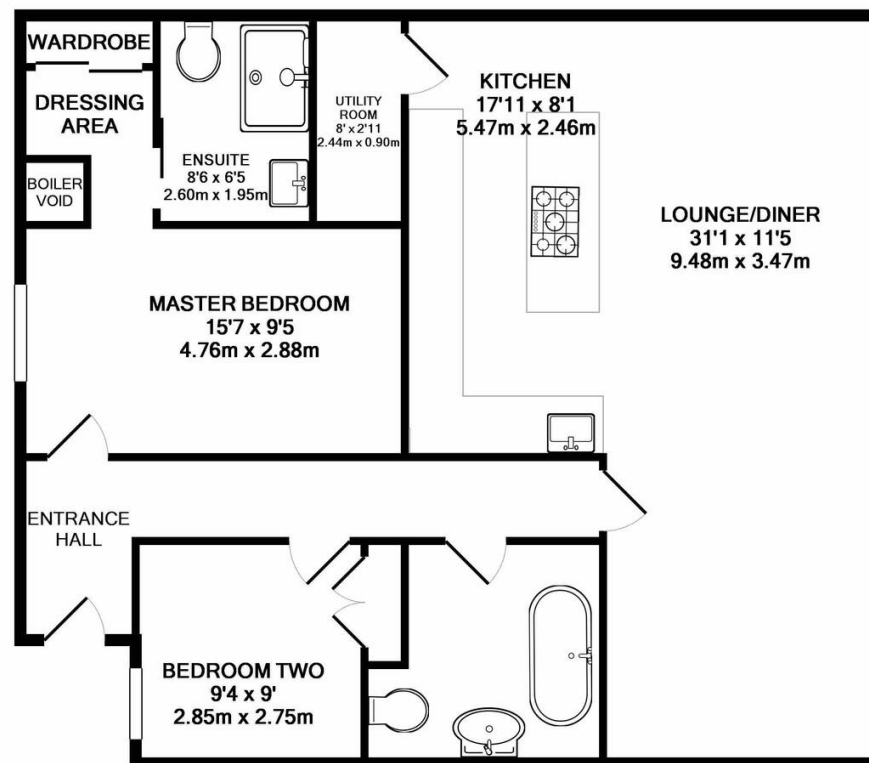
Postcode for Sat Nav: LE1 1LB

Lease Details

Lease Term: 125 years commencing from 2001

Service Charge: £1,378 PA

Ground Rent: £125.00 PA



TOTAL APPROX. FLOOR AREA 1150 SQ.FT. (106.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2017

Disclaimer: The Particulars are issued on the understanding that all negotiations are conducted through Oliver Rayns who for themselves or the Vendor whose agents they are, give notice that:

(a) Whilst every care is taken in the preparation of these particulars, their accuracy is not guaranteed, and they do not constitute any part of an offer or contract. Any intended purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

All measurements are approximate.

(b) They do not accept liability for any inaccuracy in these particulars nor for any travelling expenses incurred by the applicants in viewing properties that may have been let, sold or withdrawn.