



**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

**Flat 8, 11 Every Street,  
Leicester, LE1 6AG  
Asking Price £205,000**



The Old Bank is another development delivered by the well-respected heritage conversion specialists Fortress Estates

**CONSUMER  
CODE** FOR  
HOME BUILDERS





Retaining a wealth of character and charm with contemporary finishes is this delightful two bedroom apartment within the heart of Leicester City Centre. Located within the old Barclays Bank the apartment offers open plan living with a light airy hallway, large open living kitchen, with built in appliances, two double bedrooms with fitted wardrobes and modern bathroom. The development benefits from secure bicycle storage, CCTV and a mobile phone linked intercom system. Boasting a prime location sitting amongst a plethora of amenities such as the Highcross Shopping Centre, Showcase Cinema de Lux, the cultural quarter with clubs, bars, restaurants, Curve Theatre, Phoenix Arts Centre, parks, gardens, gymnasiums and Leicester Station providing fast and frequent trains to London St Pancras (around 1 hour) and Birmingham New Street (around 45 mins) the property would prove ideal for first time buyers, investment or for those looking to downsize to a central location.

#### Communal Entrance

Accessed via secure fob entry door with original stained glass window and ornate plaster detail, post boxes, impressive stairwell rising to first floor with dado rail running along side and elevator to upper floors.

#### Entrance Hall

Accessed via timber door, ceiling light point, timber doors to rooms.

#### Living Kitchen

With ceiling light point and inset spotlights above kitchen, aluminium frame double glazed tilt and turn windows to front elevation, wall mounted programmable electric radiator, contemporary handle less fitted kitchen with a full range of all and base units as well as soft close drawers, integrated Bosch electric oven, full size integrated fridge freezer, integrated dishwasher and recess and plumbing for washing machine, square edge worktops with inset stainless steel sink and drainer with mixer tap over, ceramic four ring electric hob with aluminium splash back and Bosch extractor hood over and karndean flooring.

#### Master Bedroom

Ceiling light point, aluminium frame double glazed tilt and turn windows, glazed wardrobes, fire exit to rear of the building and wall mounted programmable electric radiator.

#### Bedroom Two

Ceiling light point, aluminium frame double glazed tilt and turn windows, wall mounted programmable electric radiator and glazed fitted wardrobes.

#### Bathroom

Inset ceiling spotlights, three piece suite with Bristan fittings comprising enclosed flush wall hung WC, ceramic wash hand basin with chrome mixer tap over set within wall mounted vanity unit providing deep drawer space and shelving above, panelled B shaped bath with chrome mixer tap and shower over with glass screen, chrome heated towel rail, ceramic wall tiles and karndean flooring.





### Location

Leicester is the UK's eighth largest city with a population of more than 500,000. Leicester is located 30 miles south of Nottingham, 25 miles north east of Coventry and 40 miles west of Peterborough. Birmingham city centre is also 40 miles to the west. The city benefits from excellent road networks, being located within 4 miles of the M1/ M69 motorway junction. The M6 motorway is accessed via the M69, just 20 miles to the south west of the city and provides access to the greater midland's region. Leicester train station lies just 0.6 miles and a 10-minute walk away from the development. The city is home to 2 popular universities, De Montfort University, which was ranked 65th in the UK in the Times Higher Education University Rankings for 2020, with a student population of 19,093 and The University of Leicester, ranked 24th in the UK in the Times Higher Education University Rankings for 2020, with a student population of 18,650. This combined student population of almost 38,000 students ensures a steady supply of student tenants looking for accommodation in the city. Every Street is located within the centre of the city with a wealth of shops, bars and restaurants, 6 theatres including the award-winning Curve and Leicester market, which is Europe's largest outdoor covered market.

### Fortress Estates

The Old Bank development was delivered by the well-respected heritage conversion specialists Fortress Estates in 2020. Fortress Estates is an experienced property developer who takes properties that are tired, forgotten and unloved and converts them into spaces that are not only usable but beautiful comprising high quality finishes and small touches that make a house a home. All their apartments exceed national space standards and where possible retain as many of the period features of the original architecture. The project at 11 Every St on Town Hall Square in the heart of Leicester City Centre is the latest project which took the former redundant Barclays Bank offices and sympathetically converted them into 14 stunning apartments which retain a wealth of character and original features. The Building was completely redeveloped and benefits from a 10 year Build Zone guarantee.

### Directional Note

Entering the City Centre via London Road (A6) continue on to St Georges Way (A594) and turn left on to Charles Street and again left on to Northampton Street, turn right on to Granby Street proceeding to turn left on to Bishop Street where the property can be found within the Town Hall Square.

### Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt. Alternatively, further details can be found on the website, you can register with us at [and](#) viewings can be booked directly by calling .

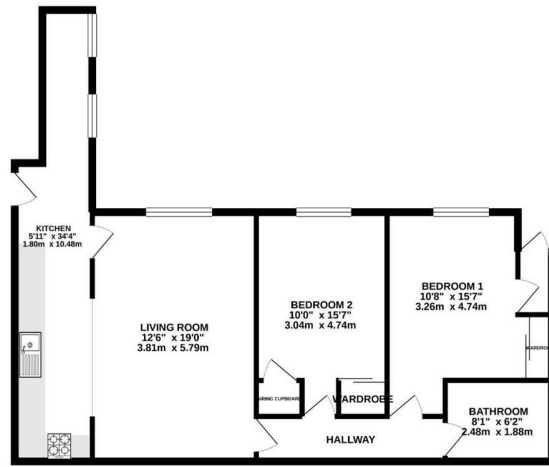
### Directions

SAT NAV: LE1 6AG



# Floorplans & EPC

866 sq.ft. (80.5 sq.m.) approx.



TOTAL FLOOR AREA: 866 sq.ft. (80.5 sq.m.) approx.

This energy rating has been made to the accuracy of the figures contained here. Measurements of floors, walls, windows and doors have an inherent degree of uncertainty to which the energy rating of the building is subject. The plan is for information only and does not constitute an offer of a property purchase. The services, systems and appliances shown form an essential part of the building and their operation is necessary for the building to be used as intended. © 2022 fw. All rights reserved.

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>	39	39
(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>	47	47
(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	



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