



fw. Fothergill Wyatt
Estate Agents and Chartered Surveyors

Apartment 24 2a Salisbury
Road,
Leicester, LE1 7QR
Asking Price £500,000





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

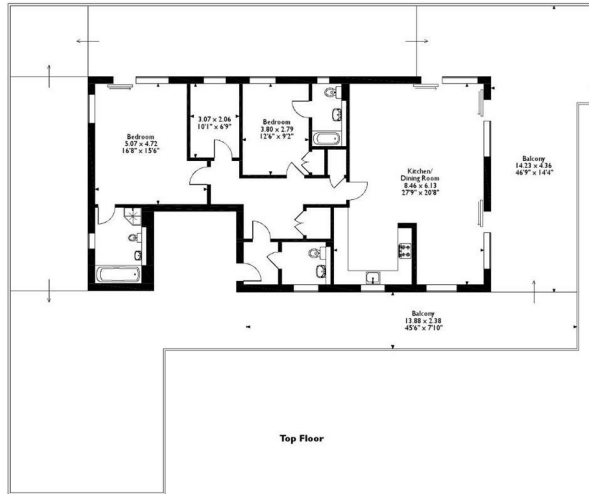
Directions

SAT NAV: LE1 7QR



Floorplans & EPC

Apartment 24 2a Salisbury Road, Leicester



Top Floor

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	69	77
England & Wales	EU Directive 2002/91/EC	



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