

The Pick Building, 70 Wellington Street

Leicester

Offers Over £250,000

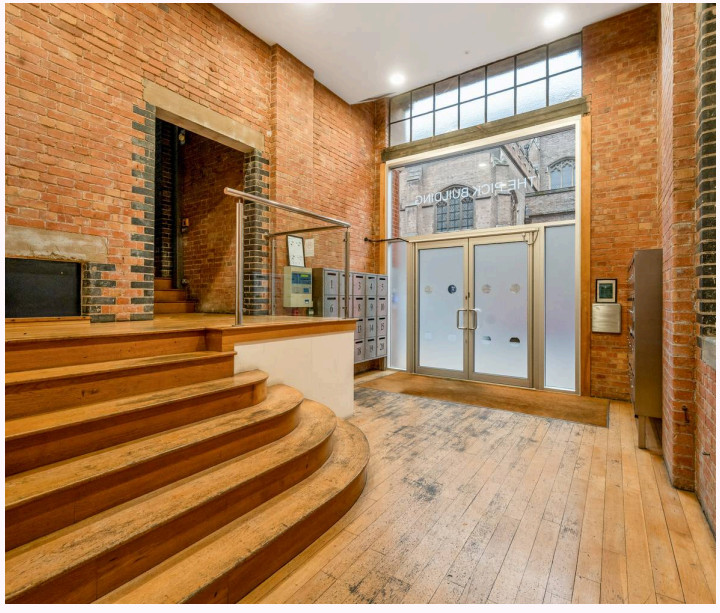
The Property

Set within the former Pick Knitwear factory on Wellington Street, this two-bedroom duplex apartment pairs a double-height living space, exposed steel trusses and timber-clad ceilings with a private balcony. The building is a handsome piece of Leicester's industrial heritage, with red-brick elevations, a stone-arched entrance and the original painted Pick Knitwear sign still in place. The communal entrance has the same honest character, with exposed brickwork, worn timber floors and a lift to the upper floors. Gated undercroft parking sits beneath.

You reach the apartment along a fourth-floor corridor lined with riveted steel trusses and raked glazing, which is a striking way to arrive. Inside, a hallway with timber floorboards, glass block panels and an open-tread steel staircase also leads to a downstairs toilet/cloakroom with green mosaic tiling.







Beyond it, the open-plan living space runs to over 33ft, with the ceiling rising to full double height beneath the pitched timber roof. The kitchen has white gloss units, a pale stone worktop with twin undermount sinks, an integrated oven, dishwasher and washing machine. A timber-topped breakfast bar and a trio of copper pendants mark the move into the sitting and dining areas. Sloping glazing pulls in excellent natural light, and deep blue column radiators add a well-judged period touch. Doors open onto the balcony, which has room for a table and chairs and looks out across the city's rooftops behind a decorative metal balustrade.

Upstairs, two double bedrooms sit beneath the timber-clad roof, where exposed steel trusses frame each room. The principal bedroom measures over 16ft and has a run of fitted wardrobes. The second bedroom is a comfortable double with useful built-in storage. The bathroom is tiled in blue mosaic and has a panelled bath and a separate corner shower enclosure, again under the timber ceiling, with a Velux window bringing in extra light on this floor.

The Location

Wellington Street is a short walk from Leicester railway station, with London St Pancras in a little over an hour. New Walk, with its Georgian terraces and museum, is on the doorstep. The Cultural Quarter, Curve theatre and Phoenix Cinema are a few minutes away, as are the shops and restaurants of Granby Street and Highcross. Victoria Park, De Montfort Hall and the universities are all within easy reach, and Clarendon Park's Queens Road is a pleasant stroll beyond.

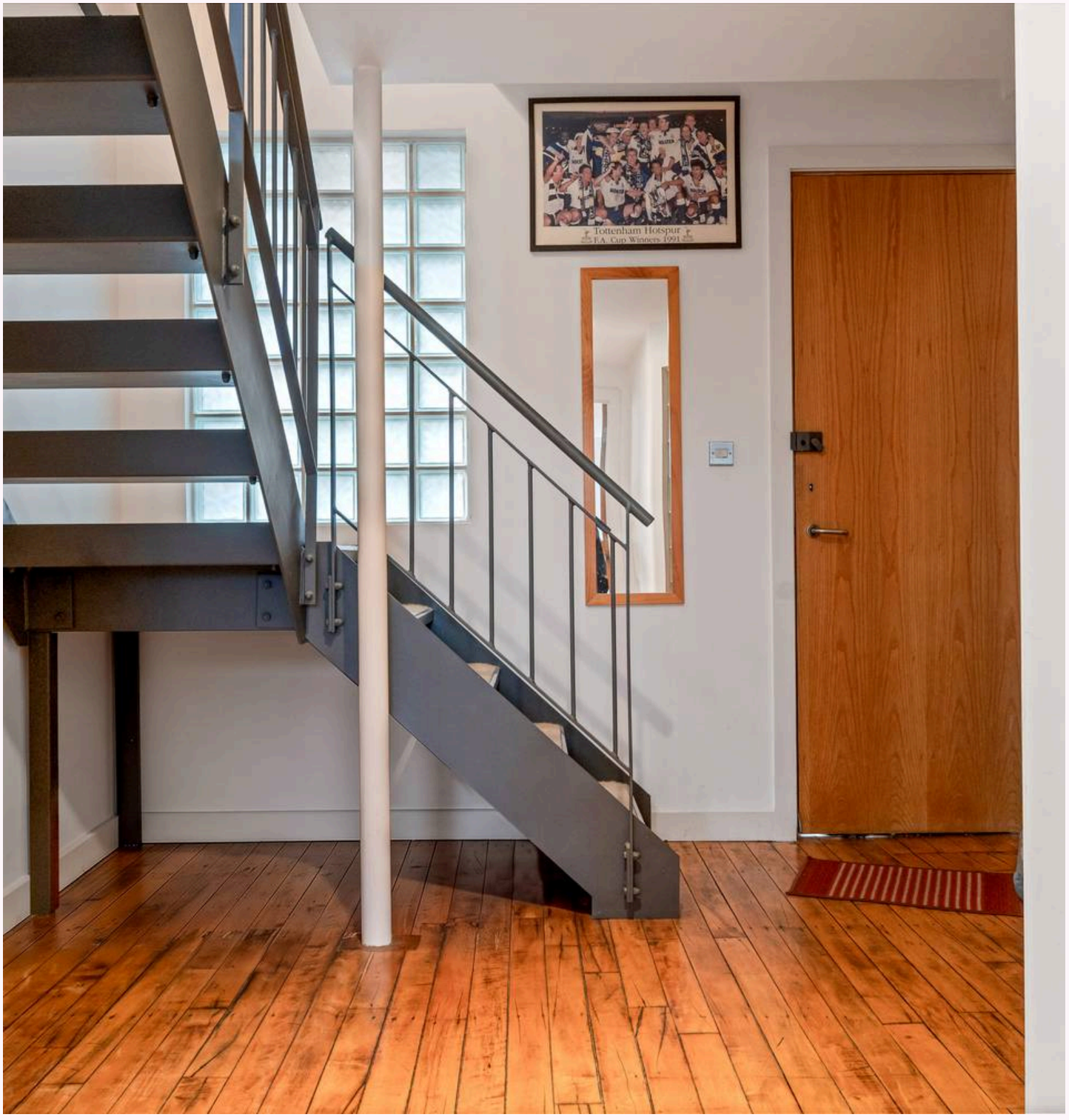












Council Tax band: D

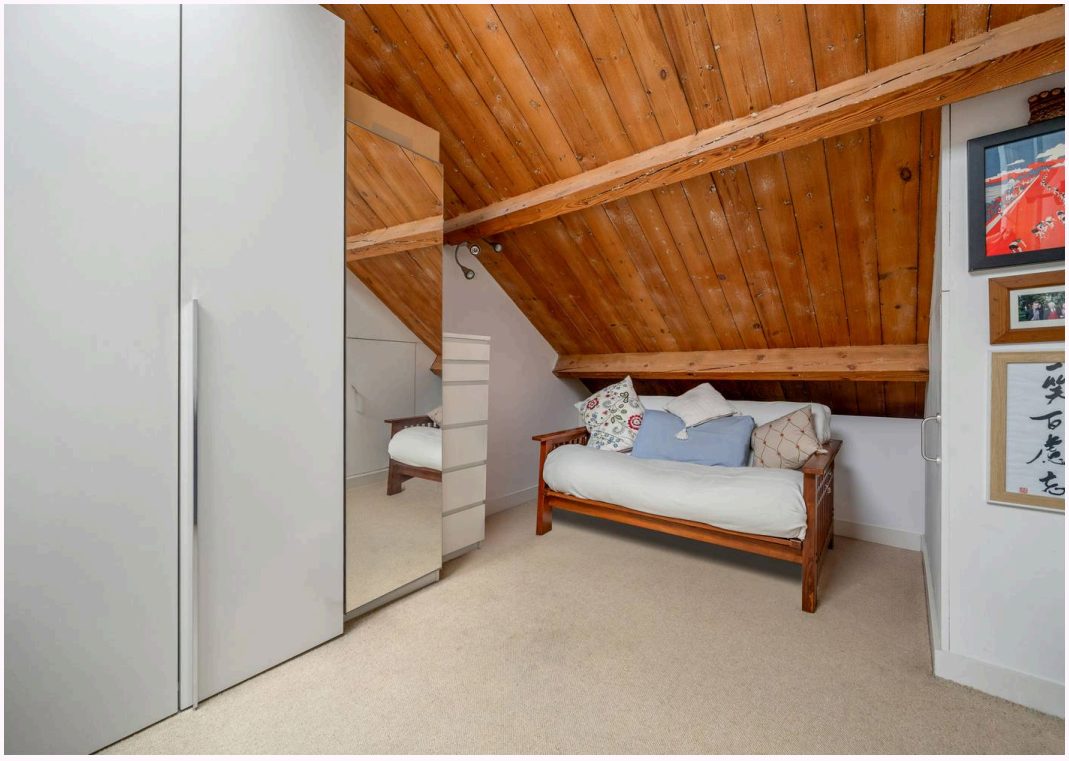
Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

- Two Double Bedroom Duplex Apartment in the Former Pick Knitwear Factory
- Approximately 1,112 Sq Ft Over Two Floors
- Double-Height Open-Plan Living Space of Over 33ft
- Exposed Steel Trusses, Timber-Clad Ceilings and Timber Floors
- Private Balcony With Views Across the City
- Gated Undercroft Parking



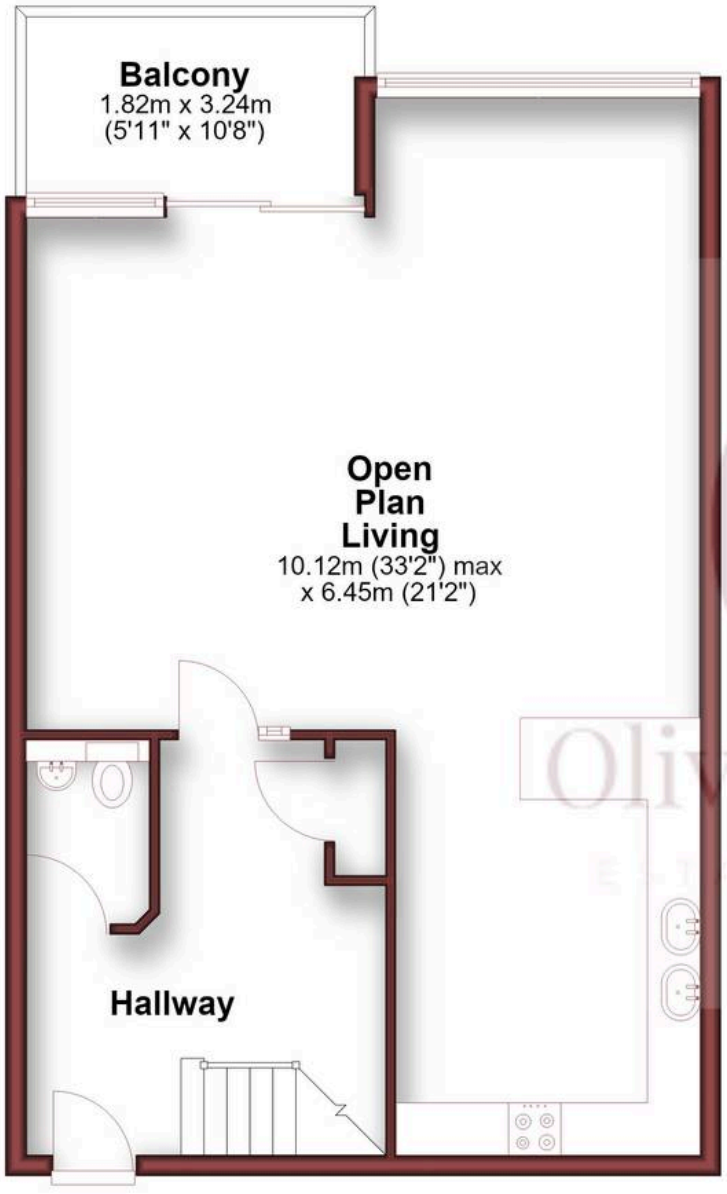






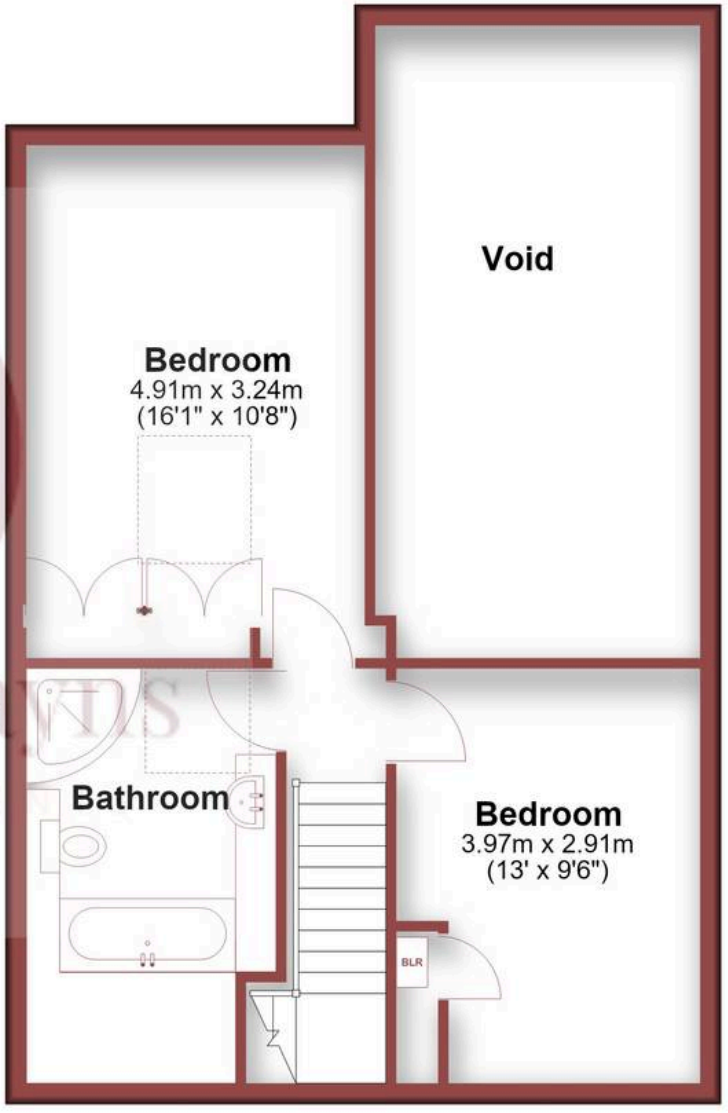
Fourth Floor

Approx. 61.4 sq. metres (661.3 sq. feet)
(excluding Balcony)



Top Floor

Approx. 41.9 sq. metres (450.9 sq. feet)
(excluding Void)



Total area: approx. 103.3 sq. metres (1112.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustration purposes only and should be used as such by any prospective buyer. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. All measurements include garages and outbuildings.
Plan produced using PlanUp.



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