



WALLIS
COURT

www.walliscourt.co.uk

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Wallis Court has a policy of continual improvement and reserves the right to alter the layout and design where appropriate.

An exclusive development of thirteen luxuriously appointed apartments & penthouses in Knighton Church Road

KNIGHTON, LEICESTER www.walliscourt.co.uk

WALLIS COURT



style & substance

Wallis Court is a collection of thirteen unique, high quality one and two bedroom apartments and penthouses within an original Art Deco designed building.

This stunning development, situated in the heart of one of the city's most prestigious residential addresses, exemplifies modern living at its best: a contemporary specification; en suite facilities to the master bedrooms; a lift to serve each floor; and private parking for each apartment and penthouse.



WALLIS COURT



desirable & exclusive

Situated amongst the quiet, leafy roads of Knighton, Wallis Court offers contemporary comfort with nearby fashionable shopping and great commuter transport links.

The stylish shopping area of Allandale Road and Francis Street, known as the Stoneygate Shops, is a short distance from this exclusive development. The cosmopolitan village atmosphere, provided by the tree-lined streets, adorned with small boutiques, bars and restaurants, nestled amongst charming, period buildings make Knighton a popular and sought after area in which to live.

The predominantly residential area is characterised by properties dating back to the Victorian period which was then greatly expanded in the 1930's. The area still maintains many of its original features and in 1975 became designated as a conservation area to ensure that the character of this historic area is preserved.

The adjoining suburbs of Stoneygate and Clarendon Park offer a full range of local amenities including shopping for day-to-day needs along Queens Road, schooling for all ages, and a plentiful supply of sport and leisure facilities, including the Leicestershire Squash, Tennis and Golf Clubs, and the Leicester Race Course on the Stoneygate/ Oadby border. The lively shopping, entertainment, retail and business centres of Fosse Park and Meridian Leisure Park are also situated close by.

Located approximately two and a half miles south east of Leicester's bustling centre, Knighton offers a quick and convenient commute to the city, as well as to Oadby, Market Harborough and the Southern Distributor Road, which links Stoneygate with Junction 21 of the M1/M69 motorway network, for travel north, south and west. The train station is approximately two miles to the north along London Road and provides a regular service to London St Pancras and Birmingham New Street.



finishes & specifications

Wallis Court has been designed with high quality finishes and beautifully crafted fittings throughout.

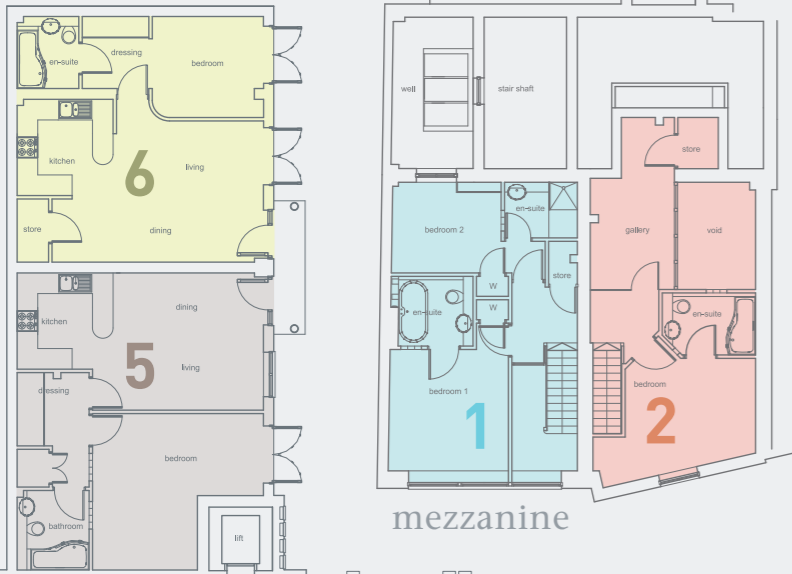
The elegant and spacious rooms within this exceptional development will have a light and airy feel with large windows. The apartments and penthouses will have:

- Gas central heating
- Contemporary bathrooms
- Fully fitted kitchen, including a stainless steel oven, hob and extractor and fridge/ freezer
- Comprehensive range of fitted base and wall units in kitchen with a choice of styles, finishes and colours*
- Plumbing for washing machine
- Brushed chrome ironmongery throughout
- Front door or door entry system
- Exclusive lift entrances to the 3 penthouses and 1 of the apartments
- Private parking
- Tenure - 125 year lease
- Zurich Insurance 10 year Building Guarantee

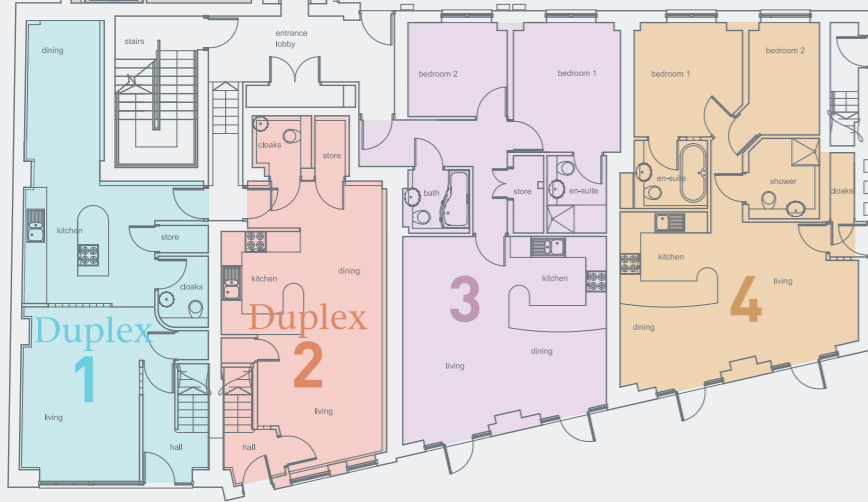
*Subject to stage of construction

floorplans

ground floor



mezzanine



Duplex One

Ground Floor		
Living Room	3.4 x 5.1m	17.34 sq.m
Cloakroom	1.5 x 2.1m	3.15 sq. m
Kitchen	3.9 x 4.6m (max)	17.94 sq.m
Dining Area	2.2 x 3.5m	7.7 sq.m

Mezzanine

Bedroom 1	3.5 x 3.5m	12.25 sq.m
En-suite	2.4 x 2.0m	4.8 sq.m
Bedroom 2	3.1 x 2.6m	8.06 sq. m
En-suite	2.1 x 1.6m	3.36 sq.m

Duplex Two

Ground Floor		
Living Room	3.6 x 3.9m	14.04 sq.m
Kitchen/Dining	4.6 x 4.4m (max)	20.24 sq.m
Cloakroom	1.4 x 1.8m	2.52 sq. m

Mezzanine

Bedroom	4.7 x 3.6m (max)	16.92 sq.m
En-suite	2.7 x 1.7m	4.59 sq.m
Gallery	2.4 x 3.2m	7.68 sq. m

Apartment Three

Living/ Dining	5.9 x 5.9m (max)	34.81 sq.m
Kitchen	2.8 x 2.8m	7.84 sq.m
Bedroom 1	3.1 x 3.8m	11.78 sq.m
En-suite	1.8 x 2.2m	3.96 sq.m
Bedroom 2	2.8 x 2.7m	7.56 sq. m
Bathroom	1.9 x 1.9m	3.61 sq.m

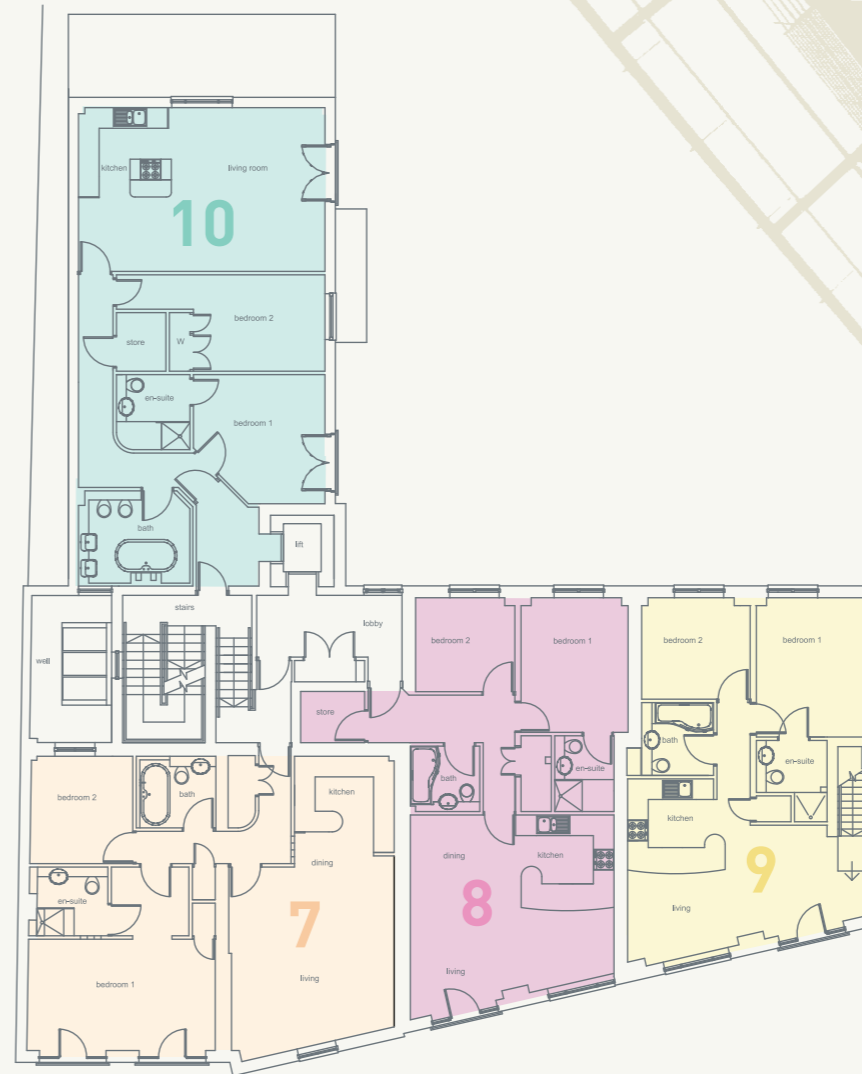
Apartment Four

Living Room	4.1 x 4.3m	17.63 sq.m
Kitchen/Dining	2.8 x 5.2m	14.56 sq.m
Cloakroom	0.7 x 2.0m	1.4 sq.m
Bedroom 1	3.1 x 3.2m	9.92 sq.m
En-suite	2.1 x 2.0m	4.2 sq.m
Bedroom 2	2.0 x 3.2m	6.4 sq. m
Shower room	2.1 x 2.3m	4.83 sq.m

Apartment Five

Living/Dining	3.9 x 5.5m	21.45 sq.m
Kitchen	2.8 x 2.8m	7.84 sq.m
Bedroom	5.2 x 4.6m (max)	23.92 sq.m

first floor



Apartment Six

Living/Dining	6.1 x 4.7m (max)	28.67 sq.m
Kitchen	2.8 x 2.8m	7.84 sq.m
Bedroom	3.5 x 2.9m (max)	10.15 sq.m
En-suite	1.8 x 2.1m	3.78 sq.m
Dressing	1.9 x 2.1m	3.99 sq. m

Apartment Seven

Living Room	4.6 x 5.6m	25.76 sq.m
Kitchen/Dining	2.9 x 3.2m	9.28 sq.m
Bedroom 1	5.5 x 3.5m	19.25 sq.m
En-suite	2.0 x 1.9m	3.8 sq. m
Bedroom 2	3.0 x 3.1m	9.3 sq.m
Bathroom	2.2 x 2.1m	4.62 sq.m

Apartment Eight

Living Room	5.9 x 3.2m (max)	18.88 sq.m
Kitchen/Dining	5.9 x 2.7m	15.93 sq.m
Bedroom 1	3.1 x 3.9m	12.09 sq.m
En-suite	1.7 x 2.2m	3.74 sq. m
Bedroom 2	2.8 x 2.7m	7.56 sq.m
Bathroom	2.0 x 1.9m	3.8 sq.m

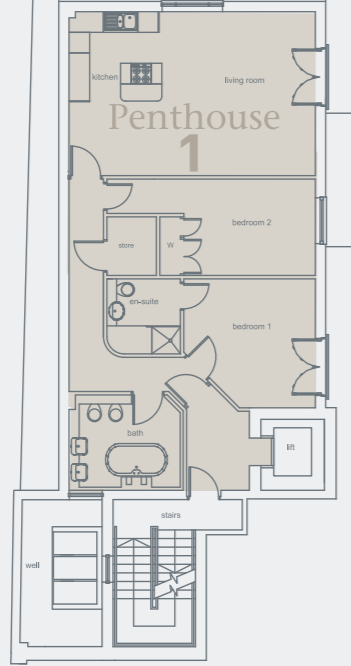
Apartment Nine

Living/Dining	6.9 x 2.6m (max)	17.94 sq.m
Kitchen	2.8 x 2.7m	7.56 sq.m
Bedroom 1	3.1 x 4.0m	12.4 sq.m
En-suite	2.0 x 2.4m	4.8 sq. m
Bedroom 2	3.2 x 3.0m	9.6 sq.m
Bathroom	2.1 x 2.1m	4.41 sq.m

Apartment Ten

Living/Dining	4.5 x 4.8m	21.6sq.m
Kitchen	2.7 x 2.6m	7.02 sq.m
Bedroom 1	3.8 x 3.7m	14.06 sq.m
En-suite	2.2 x 2.2m	4.84 sq. m
Bedroom 2	4.5 x 2.8m	12.6 sq.m
Bathroom	3.3 x 2.8m	9.24 sq.m

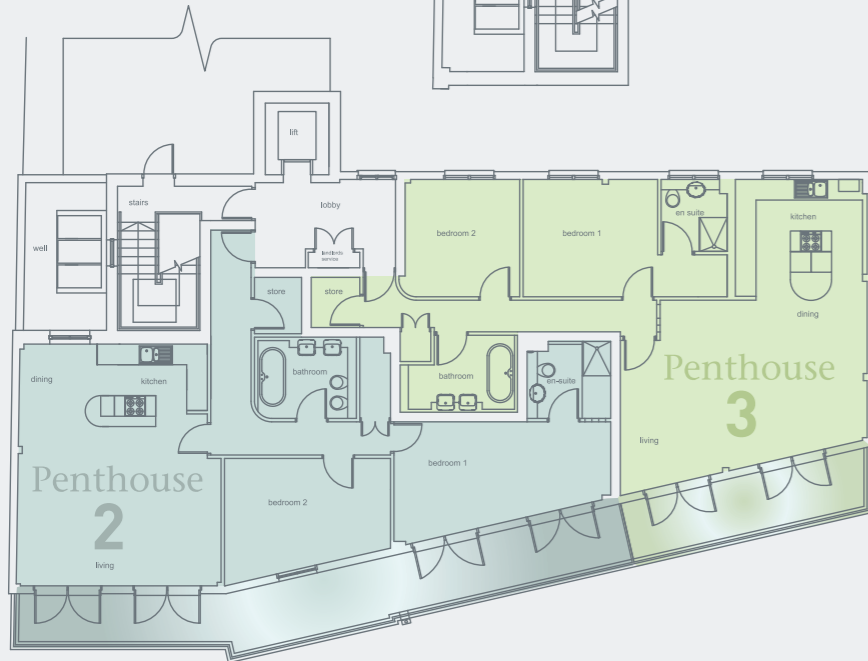
second floor



Penthouse 1		
Living/Kitchen	7.1 x 4.7m	33.37sq.m
Bedroom 1	3.8 x 3.7m	14.06 sq.m
En-suite	2.2 x 2.2m	4.84 sq. m
Bedroom 2	3.8 x 2.8m	10.64 sq.m
Bathroom	3.3 x 2.7m	8.91 sq.m

Penthouse 2		
Living Room	6.0 x 4.6m	27.6sq.m
Kitchen/Dining	5.5 x 2.4m	13.2 sq.m
Bedroom 1	6.2 x 3.4m (max)	21.08 sq.m
En-suite	2.4 x 2.3m	5.52 sq. m
Bedroom 2	4.9 x 3.8m (max)	18.62 sq.m
Bathroom	3.0 x 2.2m	6.6 sq.m

Penthouse 3		
Living/Dining	7.1 x 5.6m (max)	39.76sq.m
Kitchen	3.8 x 3.5m	13.3sq.m
Bedroom 1	3.9 x 3.4m	13.26 sq.m
En-suite	1.9 x 3.4m	6.46 sq. m
Bedroom 2	3.3 x 3.4m	11.22 sq.m
Bathroom	3.3 x 2.2m	7.26 sq.m



upper second floor

WALLIS COURT

directions

Proceed out of Leicester City Centre in a south-easterly direction along the A6 London Road, passing Victoria Park on the right and over the roundabout with Victoria Park Road. Continue along the London Road, passing through the traffic light junction with Knighton Road and Stoughton Road, turning right further down the road into Knighton Church Road, following the road round to the right, where the development can be found on the right-hand side.

