

**WALLIS COURT
Knighton Church Road
Leicester
LE2 3JN**

PRICE LIST

NO	FLOOR	ACCOMMODATION	SQ FT	PRICE
1	Ground/mezzanine	Cloaks. Open plan living area, dining/kitchen. Stairs to master bedroom with ensuite, bedroom 2, bathroom and parking	1047	£200,000
2	Ground/mezzanine	Cloaks. Open plan living/dining/kitchen. Stairs to mezzanine bedroom 2/study, master bedroom with ensuite. Parking	896	RESERVED
3	Ground	Open plan living/dining/kitchen area with doors to private patio. Master bedroom with ensuite, bedroom 2, bathroom and parking.	772	£170,000
4	Ground	Open plan living/dining/kitchen area with doors to private patio. Master bedroom with ensuite, bedroom 2, bathroom and parking.	685	SOLD
5	Ground	Open plan living/dining/kitchen. Private patio. Bedroom, bathroom and parking	636	SOLD
6	Ground	Open plan living/dining/kitchen. Private patio. Bedroom, bathroom and parking	602	SOLD
7	First	Open plan living/dining area with kitchen off. Master bedroom with ensuite, bedroom 2. Bathroom. Parking.	979	SOLD
8	First	Open plan living/dining/kitchen area. Master bedroom with ensuite, bedroom 2, bathroom and parking.	807	SOLD
9	First	Stairs to open plan living/dining/kitchen area. Master bedroom with ensuite, bedroom 2, bathroom and parking.	731	RESERVED
10	First	Exclusive lift access to entrance hall, open plan living/dining/kitchen, master bedroom with ensuite, bedroom 2, bathroom. Parking	983	RESERVED
P 1	Second	Exclusive lift access to entrance hall, open plan living/dining/kitchen, master bedroom with ensuite, bedroom 2, bathroom. Parking	983	£200,000
P 2	Upper Second	Entrance hall, Open plan living/dining/kitchen with patio doors onto large terrace. Master bedroom with patio doors onto terrace and en-suite, bedroom 2 and bathroom. Parking.	1130	£225,000
P 3	Upper second	Entrance hall, Open plan living/dining/kitchen with patio doors onto large terrace. Master bedroom with patio doors onto terrace and ensuite, bedroom 2 and bathroom. Parking.	1076	£220,000

A reservation fee of £1,000 is payable to the Vendors solicitors via the purchasers Solicitors. This is non-refundable and deductible on completion of the purchase.

Exchange of contracts is required within 4 weeks of receipt of contract papers.

Service charges range from approximately £614 - £1013 per annum including annual Building Insurance.

Tenure is 125 year Lease and ground rent is £150 per annum

James Sellicks Special Projects Ltd Registered Office: 56 Granby Street, Leicester LE1 1DH Telephone: 0116 285 1600 Fax: 0116 285 0
Reg No. 3955727 in England and Wales

Unit 6, The Exchange Building Halford Street LE1 1TQ Telephone: 0116 285 1600

13 Church Street, Market Harborough LE16 7AA Telephone: 01858 410008

