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PRINCESS ROAD EAST, LEICESTER

GUIDE
PRICE



Welcome to Princess Road East, a luxury two bedroom maisonette in the heart of Leicester, that features two double bedrooms, two ensuite bathrooms, cloakroom, a contemporary dining kitchen, Stunning views over de Montfort square, Secure gated carpark and amazing access into Leicester City centre.







Ascending to the top floor of a Georgian facade townhouse, opposite New Walk, a prestigious locale in Leicester City Centre, this unique dwelling offers an unrivalled living experience. Welcoming you at the entrance is a dedicated area for coat and shoe storage, leading to a gracefully elongated hallway. The tasteful decor features soft woollen carpets with subtle stripes, complemented by warm motion sensor lighting and oak skirting on the stairs.

The ground floor hosts a stylish downstairs WC and utility area, marrying vintage charm with modern convenience. The WC showcases a Victorian-style column radiator, subway-style white brick tiles, a contemporary basin vanity unit, and Victorian-style floor tiles. The adjacent utility room accommodates a washer, dryer, and additional storage space.

The highlight of the home, the dining kitchen, impresses with a blend

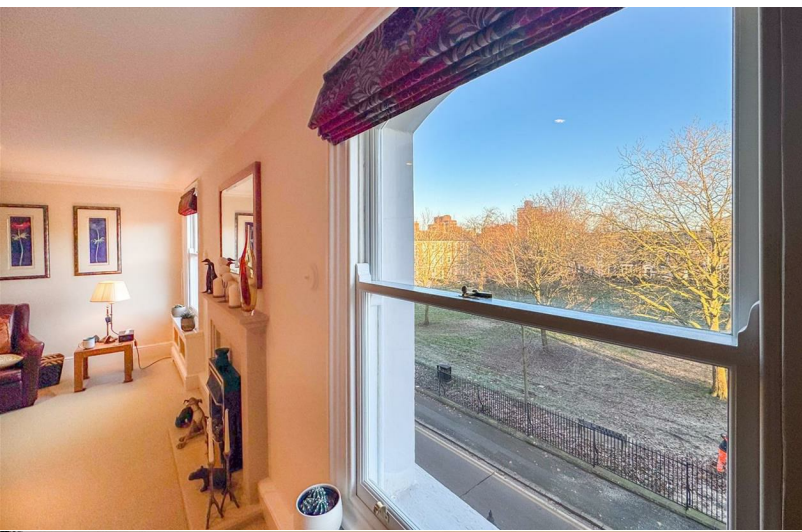






of practicality and style. Grey shaker unit doors reveal cleverly utilised space, complemented by a seamless stone-effect resin work surface with motion-sensor under-cabinet lighting. This space is equipped with Neff appliances, an instant boiling water tap, and a unique solid wood dining area.

Ascending to the next level, you'll discover a spacious double bedroom featuring woolen carpets, fitted wardrobes, and an ensuite bathroom. The ensuite boasts stone-effect tiling, a double-ended bath tub, chrome mixer





shower, toilet, and pedestal basin. The journey continues past a cleverly custom-made under-stair storage cupboard and into to the lounge. A serene space offering stunning views of De Montfort Square and New Walk, complete with an electric fireplace and bespoke oak fittings.

The topmost level reveals further surprises, including a storage cupboard and the master bedroom. Bathed in afternoon sunshine and city rooftop views, the master bedroom boasts fitted wardrobes and ample space. The accompanying master ensuite exudes luxury, featuring white marble-effect tiles, a custom mirror, glass shelving, a large walk-in shower,





floating vanity unit, and toilet.

Externally, the property provides a private and secure carpark with electric gates. Positioned next to De Montfort Square and New Walk, Princess Road East offers a convenient 18-minute stroll to the clock tower in Leicester City Centre. This residence seamlessly combines classic elegance with modern functionality, offering a truly exceptional living environment.



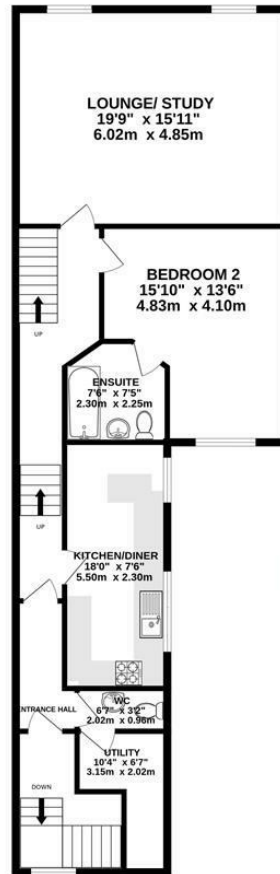




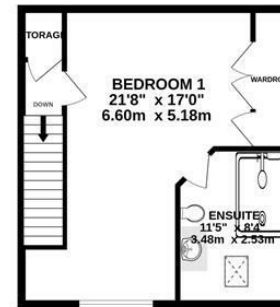




GROUND FLOOR
977 sq.ft. (90.8 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.8 sq.m.) approx.



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TOTAL FLOOR AREA: 1405 sq.ft. (130.6 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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