



# Crecy Court

LEE STREET, LEICESTER

A New Build residential scheme of only  
fifty-four 1, 2 & 3 bedroom apartments



FITZWILLIAM  
—Capital Partners—





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Fitzwilliam Capital Partners proudly present an exciting new development in the very heart of Leicester to be known as Crecy Court.



Crecy Court will be an assortment of one, two and three bedroom luxury apartments built to an exceptional standard. Each apartment will benefit from the latest video security entrance, fully pre installed sky/communications system, fully integrated quality kitchen appliances and top grade flooring throughout.

Please note that all images are for illustration purposes only.





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Once inside the building via the secure video intercom system, the properties boast secure access via two state of the art OTIS passenger lifts. The apartments will be installed with energy efficient double glazing and internal walls will comply with the very latest stringent heat & sound insulated modern standards.

The complete residential building will contain 2 one bedroom apartments, 6 three bedroom apartments and 46 two bedroom apartments over six floors. A typical two bedroom apartment will have a living area of circa 700sqft. Each apartment feature contemporary

kitchens, which will be supplied complete with white goods including a dishwasher, fridge/freezer, washer/dryer electric oven and hob with extractor hood. The bathrooms will each be furnished with a three piece white suite with bath, shower and attractive quality tiling throughout. There is high quality cardene flooring to the bathroom, hallway and lounge areas and hard-wearing 80/20 twist carpet in the living/bedroom areas.

Investors are invited to engage in this exciting opportunity from an early stage (off plan) to benefit from the low prices and to capitalise on the future predicted growth.





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## Specifications (for a typical 2-bedroom apartment)

### Flooring

- Cardene flooring in lounge/bathroom/hall
- 80/20 twist carpet in other living areas

### Lighting

- Ceiling lights in all main living areas
- Spotlights in bathrooms, kitchen & hallway

### Electrics

- Smoke alarms
- Power sockets in all main living areas
- Sky TV access throughout
- TV aerial socket
- Telephone sockets in main bedrooms and living room
- Secure access and CCTV in corridors

### Master Double Bedroom

- Power sockets
- Telephone socket

### Bathroom

- Matching 3 piece suite
- Includes panelled bath and shower

### Kitchen

- Electric hob and oven
- Extractor fan
- Fridge freezer
- Washer/drier
- Dishwasher
- Fitted wall and base units
- Stainless steel sink and drainer

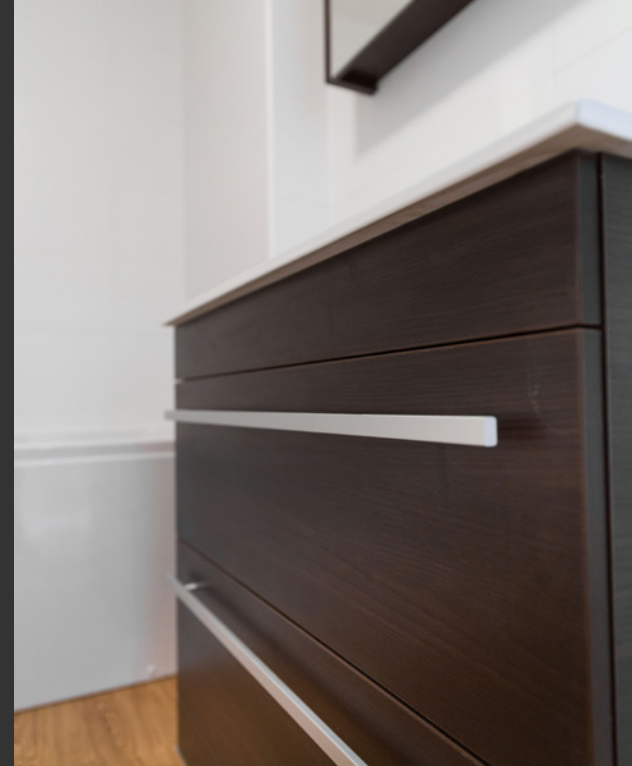
### Heating

- Slimline electric storage heaters
- Electric water heating

### General

- Good views from upper floors
- On site management agency handles all maintenance issues

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## Ground Floor

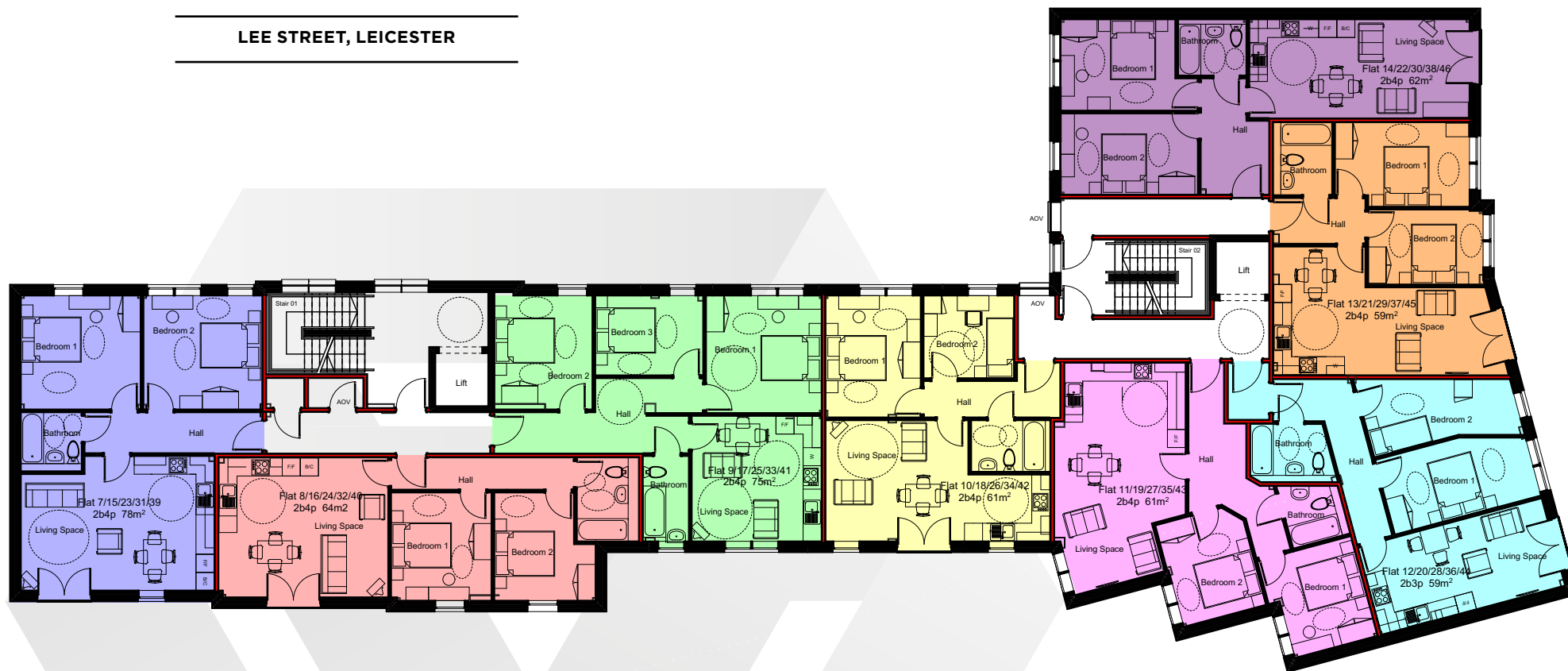
- Apartment Style A
- Apartment Style B
- Apartment Style C
- Apartment Style D
- Apartment Style E
- Apartment Style F





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## Typical Upper Floor (1-5)

Apartment Style A

Apartment Style G

Apartment Style H

Apartment Style J

Apartment Style K

Apartment Style L

Apartment Style M

Apartment Style N





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## 6th Floor

- Apartment Style A+
- Apartment Style G
- Apartment Style H+

- Apartment Style J+
- Apartment Style K
- Apartment Style L

- Apartment Style M
- Apartment Style N+





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The landmark building will be located by the Haymarket Shopping centre quarter and will be adjacent to the brand new bus terminus currently undergoing a £13.5M refurbishment. Each generous apartment will benefit from an LE1 postcode.

On the doorstep is a host of restaurants, bars and 100's of shops. Crecy Court is an excellent choice for both lifestyle living and for investors seeking to secure a central sought after rental property.

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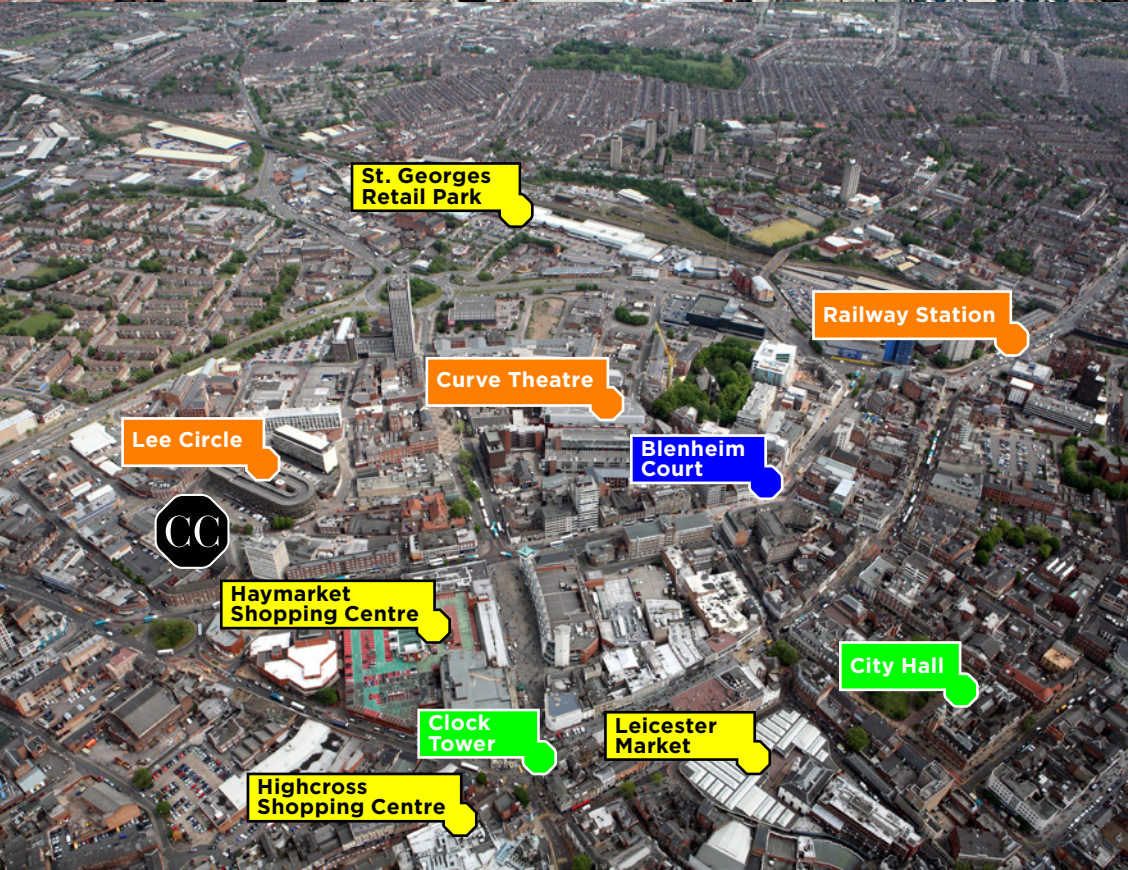


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The shops range from individual boutique through to main department stores including big names such as John Lewis and Primark.

Just a short walking distance from Leicester's main train station, living at Crecy Court couldn't be more centrally situated. Both the creative triangle which hosts superb theatres and live music bars and De-Montford University are also a short distance away from the luxury apartments.



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Aerial Photo: © Webb Aviation





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## Comparable evidence

Below is a list of apartments advertised on Rightmove in October 2015. Each has two bedrooms and each with an LE1 postcode as with the apartments in Crecy Court.

Apt	Area	Sqft	Beds	RIGHTMOVE
Phoenix	LE1	690	2	£149,950
Highcross	LE1	N/A	2	£199,500
Metropolitan	LE1	660	2	£180,000
The Circus	LE1	660	2	£180,000
DeMontford	LE1	N/A	2	£179,950
The Squirrels	LE1	625	2	£165,000
Yeoman Lane	LE1	698	2	£158,450
Rupert Street	LE1	550	2	£154,950
The Zenith	LE1	685	2	£145,000
Lee Circle	LE1	N/A	2	£135,000
Arcus & Bar	LE1	N/A	2	£160,000

These particulars do not constitute part or all of an offer or contract.  
£1,000 non refundable deposit to secure each apartment.  
25% exchange 28 days from reservation

The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck all measurements before committing to any expense. The specification is for guidance purposes only and is continuously reviewed. Please confirm prior to any legal commitment to purchase.

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\*Professional fees only (excluding disbursements & admin fees)

Fees to be paid by the investor £90 SDLT, £48 CHAPS, final land registry £36.



Legal Fees  
**PAID\***





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