



READINGS

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Sanvey Mill

Junior Street, Leicester, LE1 4QB

Offers In The Region Of £135,000



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A stylish two bedroom first floor apartment within the more favoured conversion of the former Sanvey Mill. Boasting features such as ceiling heights of over 10', original exposed brick detail to the principle rooms which all contribute towards a light and airy feel throughout. Built to high specification with Scandinavian style aluminium clad double glazed timber windows, gas fired condensing boiler installed 2023 with under floor heating, quality kitchen with granite work surfaces along with a bathroom with tiled flooring. The accommodation comprises: Open plan living dining kitchen, two double bedrooms along with a contemporary bathroom suite. There is one designated parking parking space. For those seeking a spacious apartment at an extremely competitive asking price, early inspection is highly recommended to appreciate the accommodation on offer. No chain. Council tax band - C

Living Area

21'10" x 10'8" (6.67 x 3.26)

A splendid open plan living space with attractive kitchen and dining room leading just off. The room has high ceilings giving an extra feeling of space, a large window to front, exposed pointed brick wall, cupboard housing condensing boiler installed 2023 and further storage cupboard. Two steel pillars from the original mill that add to the character of this spacious living space.

Kitchen

8'2" x 7'4" (2.50 x 2.25)

A well appointed kitchen with oak units, together with granite work surfaces. Inlaid sink unit, integrated fridge/freezer, dishwasher and washing machine. Electric oven with gas hob and extractor over finished in brushed steel.

Bedroom One

11'6" x 9'6" (3.53 x 2.91)

A good sized main bedroom with exposed brick wall and window to front overlooking St Margaret's Church. Double wardrobe.





Bedroom Two

9'7" x 10'1" (2.94 x 3.08)

A further double bedroom with exposed brick wall and window to the side, double wardrobe.

Bathroom

A contemporary bathroom suite with panelled bath and shower over. Low level WC and glass vanity wash hand basin. Exposed brick wall.

Outside

There is a designated parking space numbered 18. Approached via electric gates.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.

Tenure

The property is being sold leasehold. We understand that the lease is for 99 years first granted in 2005. There is a monthly charge of £144.39 to cover the service charge ground rent and buildings insurance.

Consumer Protection Legislation

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

