



## Sanvey Mill, Leicester

£125,000

A stunning TWO-BEDROOM, FOURTH-FLOOR flat in Leicester's city centre.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: C



0116 274 5544





### **Entrance Hall**

With storage cupboard.

### **Open Plan Living Kitchen Dining Room**

16' 7" x 19' 8" (5.05m x 5.99m)

With a glazed window to the front elevation, a stainless steel sink and drainer unit with a range of wall and base units with work surfaces over, oven, gas hob, stainless steel chimney hood, fridge freezer, cupboard housing the boiler, and laminate flooring.

### **Bedroom One**

14' 9" x 9' 9" (4.50m x 2.97m)

With a double-glazed window to the front elevation.



**Bedroom Two**

12' 2" x 10' 4" (3.71m x 3.15m)

With a double-glazed window to the front elevation.

**Bathroom**

8' 10" x 7' 0" (2.69m x 2.13m)

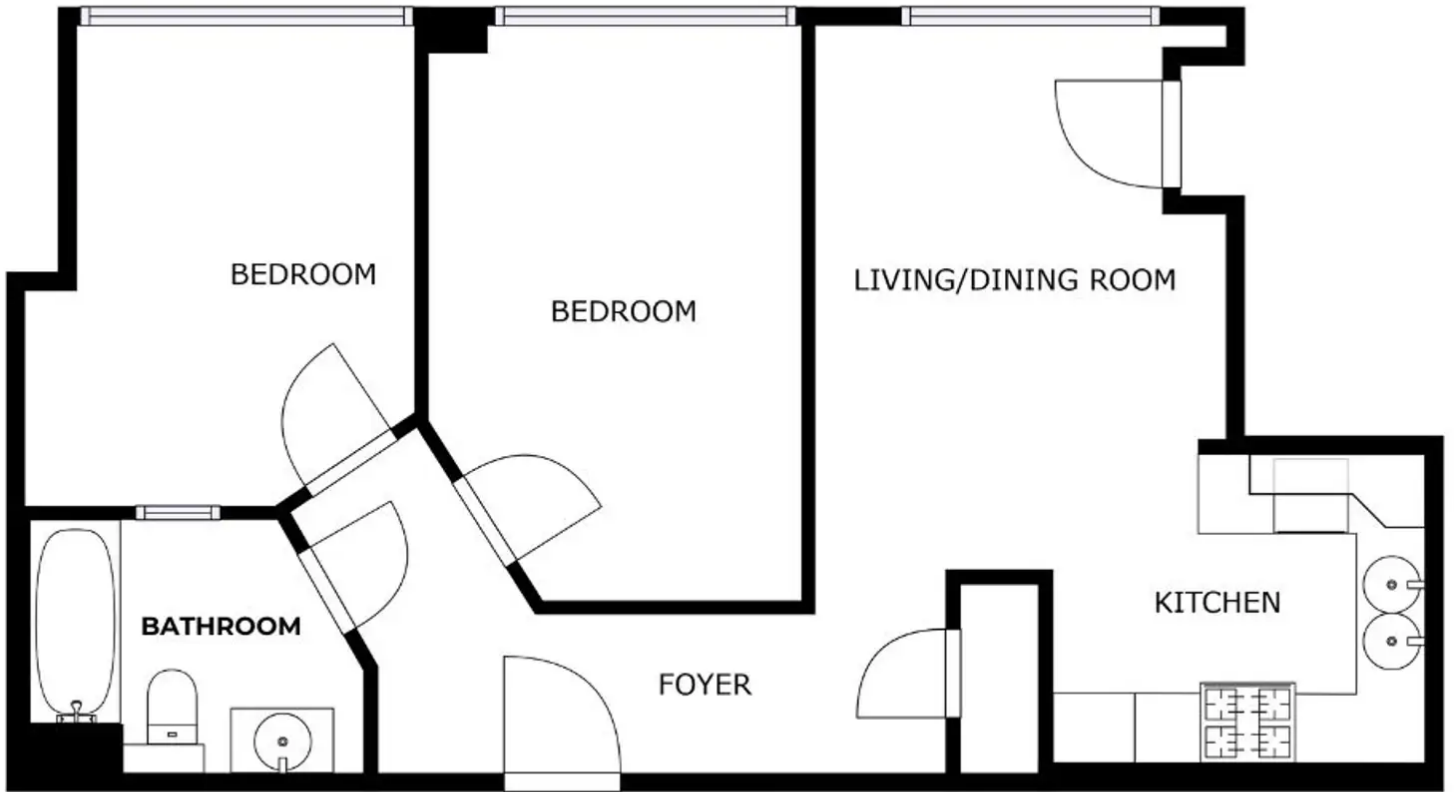
With a bath with shower over, wash hand basin, WC and tiled flooring.

**Parking** Allocated Parking

**Lease Information:**

Length of Lease: 999 years from 1st January 2005

Service Charge £144.39 Per Month



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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