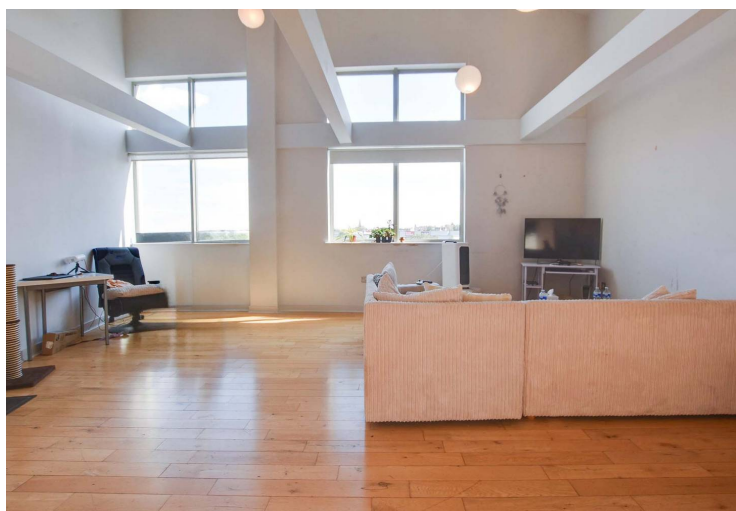
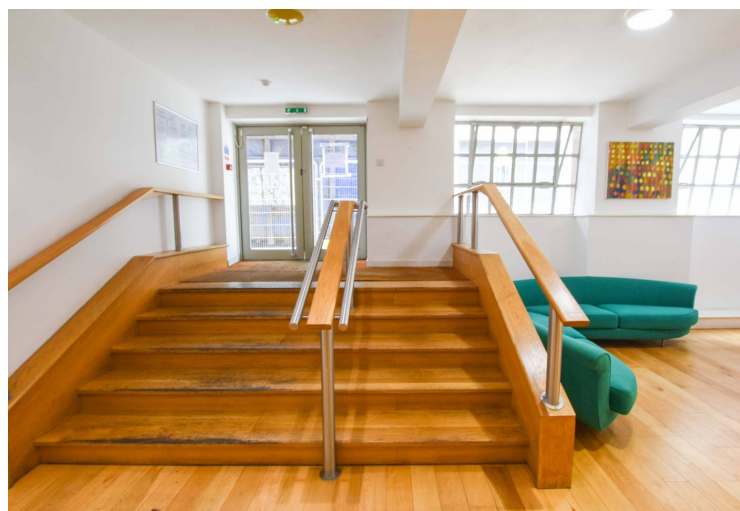




St. Georges Mill, Wimbledon Street, City Centre

£170,000

A SPACIOUS fourth floor three bedrooms DUPLEX APARTMENT set within Leicester's Cultural Quarter. Parking is available via allocated parking. The property is sold with TENANTS in situ.

Council Tax band: C

Tenure: Leasehold

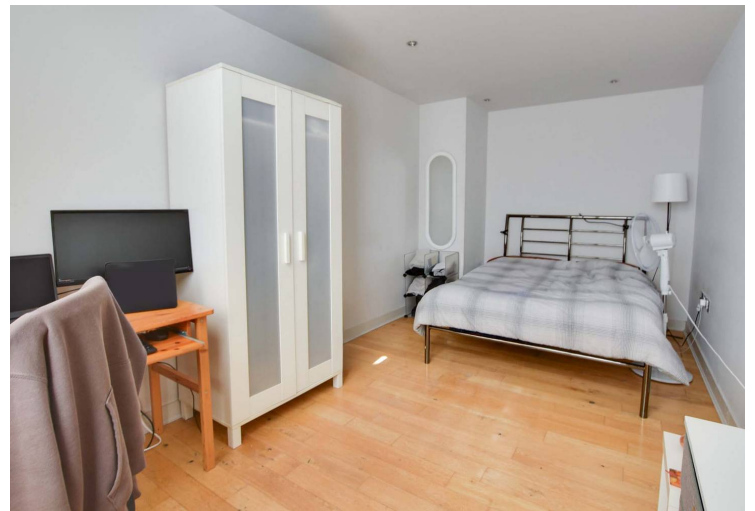
EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

0116 274 5544





Communal Entrance

With lift providing access to the 4th floor.

Entrance Hall

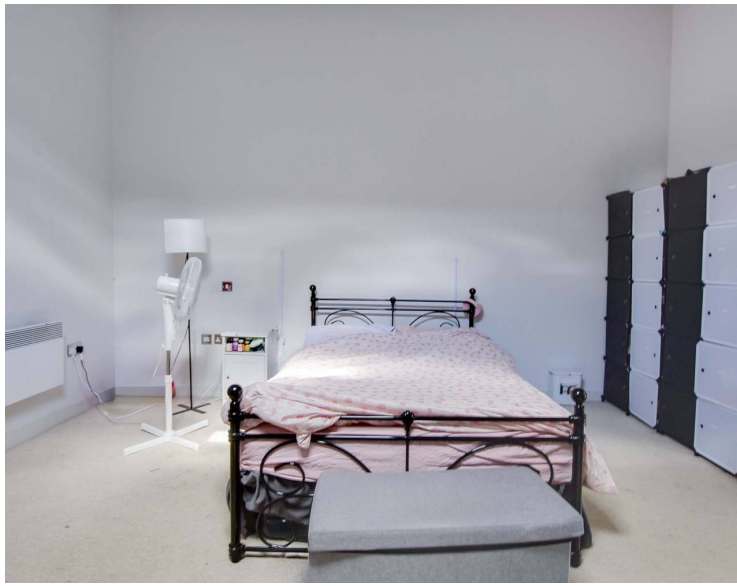
With a double-glazed window to the side elevation, stairs to second floor, laminate floor, intercom system, wall heater.

Open Plan Living Dining Kitchen 26' 9" x 22' 8" (8.16m x 6.91m)

Measurement narrowing to 5.7 m. With double-glazed windows to the side and rear elevations, an integrated fridge freezer, built-in oven and hob, extractor hood, built-in microwave, plumbing for washing machine, plumbing for dishwasher, sink and drainer unit, wall and base units with work surface over, laminate floor, wall heater.

Bedroom Three 16' 1" x 8' 11" (4.90m x 2.71m)

With a double-glazed window to the side elevation, laminate floor, wall heater.



Bathroom

With low-level WC, wash hand basin, bath with shower over, tiled floor, part tiled walls.

First Floor Landing

With access to the following rooms:

Bedroom One 13' 5" x 16' 7" (4.09m x 5.05m)

With double-glazed French doors to the rear elevation leading to a Juliet style balcony overlooking the open plan living dining kitchen, a double-glazed skylight window, wall heater.

En-Suite

With low-level WC, wash hand basin, shower cubicle, part tiled walls, tiled floor.

Bedroom Two 16' 6" x 9' 9" (5.02m x 2.98m)

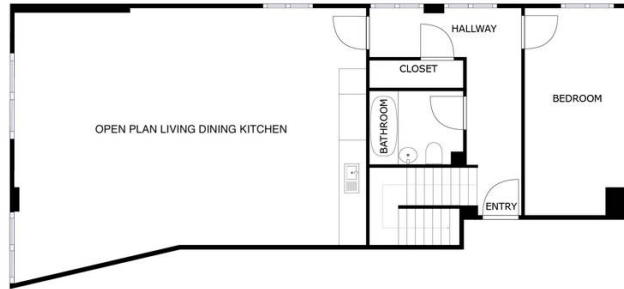
With double-glazed skylight windows, wall heater.

En-Suite

With shower cubicle, low-level WC, wash hand basin, part tiled walls, tiled floor, ladder towel rail/radiator.

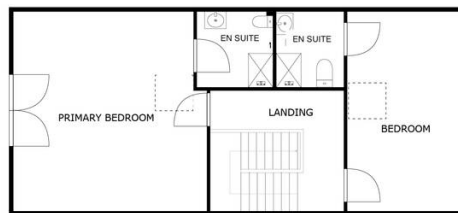
Parking

Allocated parking.



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.