

JAMES
SELICKS

33 THE COTTON MILL

KING STREET, LEICESTER, LE1 6RN

GUIDE PRICE: £235,000



Located on the fourth floor of this historic landmark building, a beautifully presented penthouse apartment, boasting spacious, bright living accommodation, a roof terrace, allocated parking, storage pod and an abundance of original industrial features.

Communal entrance hall • private entrance hall • superb living space incorporating kitchen, dining and sitting areas • roof terrace • bedroom • bathroom • mezzanine • secure underground parking • storage pod • EPC - D

Location

The Cotton Mill is an impressive Grade II Listed Victorian former factory premises located at the bottom of the leafy New Walk. Its location in the heart of Leicester city centre provides convenient access to the fashionable bars, restaurants and shopping facilities, with sporting, leisure and cultural activities just a short walk away. It is also within easy walking distance to the Professional Quarters of the city and mainline railway station.

Accommodation

The communal entrance hall houses the intercom system, lift and stairs to all floors. A private entrance hall with exposed brickwork, beautiful exposed wooden beams and metal work leads into the apartment, with a cloaks cupboard and a further cupboard housing the hot water cylinder. The bathroom has a three piece suite comprising a panelled bath with shower and glazed screen, an enclosed WC and a wide, wall hung wash hand basin with integrated mirror above, an exposed wooden beam, heated chrome towel rail, electric shaver point, extractor fan, part tiled walls and slate tiled floor. The double bedroom is light and airy, with a feature vaulted ceiling, exposed wood and metal beams, two Velux windows and an excellent range of built-in wardrobes with part mirrored fronts.

The stunning and spacious open plan living space/dining kitchen enjoys an abundance of natural light by virtue of Velux windows set into a vaulted ceiling with exposed wooden and metal beams, engineered wood flooring and exposed brickwork throughout. The kitchen area boasts an excellent range of wooden base level units and drawers with ample preparation surfaces above, a black sink and drainer unit, tiled splashbacks. Integrated appliances includes an Indesit stainless steel oven with four-ring electric hob and stainless steel extractor unit above, a half-size dishwasher, Gorenje fridge and freezer. The living area houses the video intercom system receiver, a large built-in storage cupboard, windows and a door leading onto a rooftop terrace, recently renovated with painted, decked flooring, panelling and exposed brickwork and a bespoke bar/table area. A staircase leads to a mezzanine area overlooking the living space (thought suitable as a second/guest bedroom, study or studio) with an exposed brickwork frame, grey metal retaining railings, a large exposed wooden beam, a recess for storage and a window affording a semi skyline view.

Parking

The apartment benefits from one secure, allocated undercover parking space and, unique to the building, there is also a storage pod, located in the building's basement.

Local Authority: Leicester City Council, **Tax Band:** D

Services: Offered to the market with all mains services & electric heating.

Broadband delivered to the property: Fibre, speed unknown.

Wayleaves/Rights of Way/Covenants: None out of the ordinary for apartment blocks.

Accessibility issues: The apartment is on an upper floor, there is a lift.

Planning issues: None our Clients are aware of.









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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

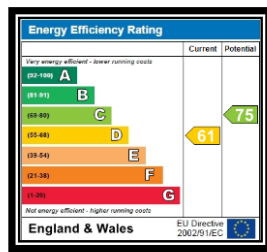
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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



King Street, LE1

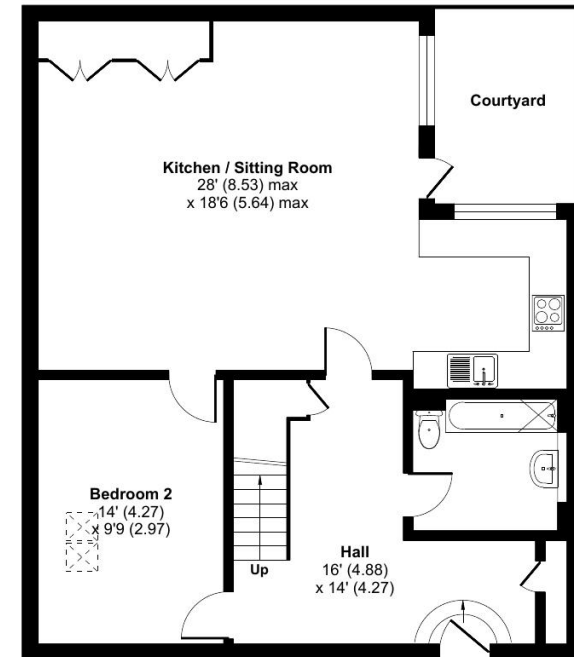
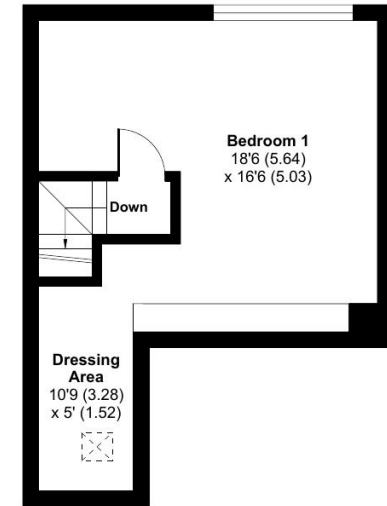
Approximate Area = 1189 sq ft / 110.4 sq m

For identification only - Not to scale

Lease information

Whilst we make every effort to ensure these details are correct, these are subject to change, must not be relied upon and **MUST** be verified by potential Purchaser's Solicitor.

- Tenure: Leasehold. Lease Term: 125 years from 2002.
- Ground Rent: £150 per annum (paid to Freehold Managers Ltd).
- Service charge : £2,068 per annum.
- Buildings insurance : £992 per annum.
- Service charge review period & review increase: Annually.
- Management: Butlins Plc.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2024. Produced for James Sellicks Estate Agents. REF: 1152246