

JAMES SELICKS

28 THE COTTON MILL

35 KING STREET
LEICESTER LE1 6RN

GUIDE PRICE £175,000





Located on the second floor of this historic landmark building, a beautifully presented, west-facing apartment boasting an abundance of original industrial features and spacious, bright living accommodation.

Communal entrance hall • private entrance hall • superb open plan kitchen/living area • double bedroom • shower room • EPC - E

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 fashionable bars, restaurants and shopping facilities, as well as sporting, leisure and cultural activities, the professional quarters and mainline railway station providing access to London St Pancras in approximately one hour.

Accommodation

The property is entered via a communal entrance hall housing the intercom system, stairs and lift to all floors. On the second floor, a private entrance hall with wooden flooring houses the intercom system and a useful utility cupboard with plumbing for an automatic washing machine.

The stunning and spacious open plan kitchen/living area enjoys an abundance of natural light courtesy of four sash windows to the side elevation, original features including exposed brickwork, ceiling beams and cast iron pillars, with feature lighting and wooden flooring continuing through into the kitchen area, boasting an excellent range of black base level units and drawers beneath ample preparation surfaces and feature stone effect splashbacks, a double bowl ceramic Belfast style sink. There is an integrated black Candy oven with an induction hob and a feature industrial style stainless steel canopy extractor above and dishwasher plus space for an American style fridge-freezer.

The spacious double bedroom has a sash window to the side, exposed brickwork and wooden flooring. The accommodation is completed by a shower room with a three piece suite comprising an enclosed WC, a contemporary wash hand basin set within a vanity unit with drawers beneath and a large, walk-in shower enclosure with personal and rainforest shower heads, inset ceiling spotlights, part tiled walls and tiled floor.





Local Authority: Leicester City Council

Tax Band: C

Conservation Area: New Walk

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.

Lease information

Whilst we make every effort to ensure these details are correct, please note that these are subject to change and therefore are not to 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.

Service charge : £1,248 per annum.

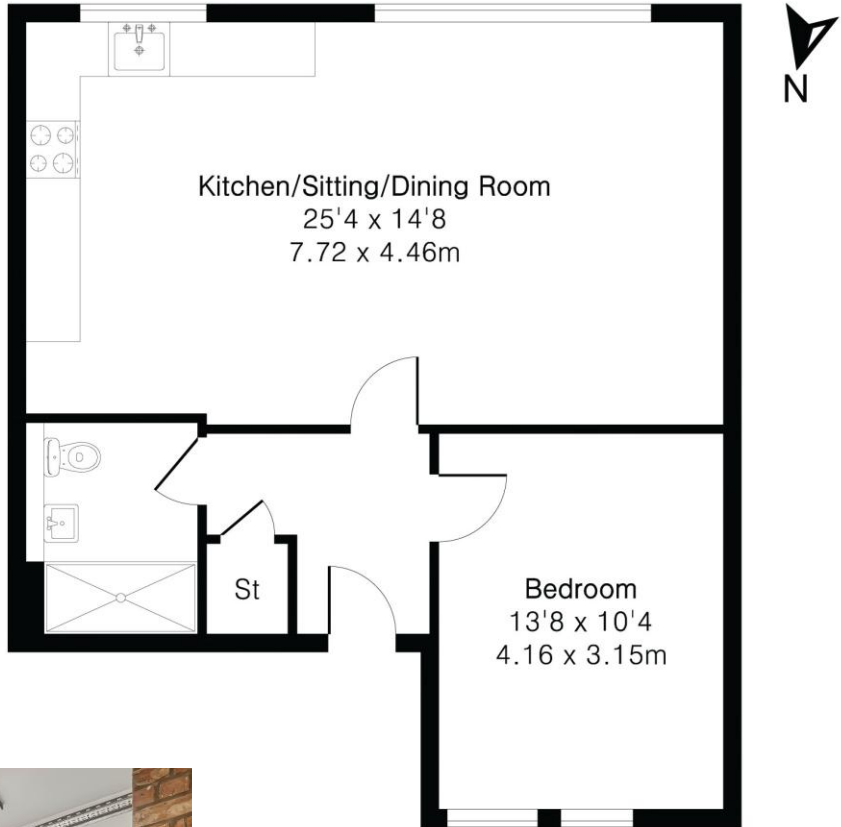
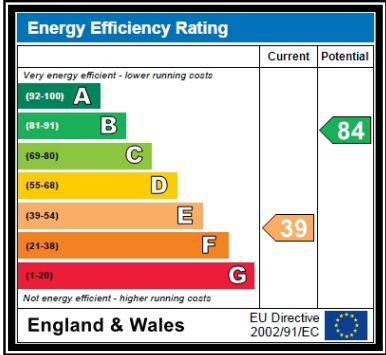
Buildings insurance : £524 per annum.

Service charge review period & review increase: Annually.

Management: Butlins Plc.







Approximate total area⁽¹⁾

58 m²
629 ft²



(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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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.



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