



**Connells**

Cowper Street  
Leicester



## Property Description

Modern apartment with two good-sized double bedrooms, recently fitted shower room, a utility cupboard in the hallway and a spacious open-plan kitchen/living area with a 4-metre-high vaulted ceiling. Comes with a large, allocated parking space. This property promises a lifestyle of comfort, elegance and practicality with it being in fantastic decorative order ready to move into.

The flat itself is located in the iconic Wheatsheaf Works building which was built in 1891 to house the largest shoe factory in the world at that time. In 2016 it was converted into modern stylish apartments.

Located in the highly popular neighbourhood of Knighton Fields, Wheatsheaf Works is in the heart of a vibrant community, close to trendy Clarendon Park with its cosmopolitan Queens Road offering a wealth of boutique shops and eateries. The location is well suited to those looking to live in a quiet character-rich building with easy access to the City. Leicester train station, University of Leicester, Victoria Park, Leicester Royal Infirmary are also all located nearby as well as excellent local schooling and shops.

## Hallway

14' 3" x 6' 5" ( 4.34m x 1.96m )

With carpet, radiator, utility room/storage & access to all rooms

## Open Plan Kitchen/Living Room

18' 9" x 17' 5" ( 5.71m x 5.31m )

Fitted kitchen area with all appliances. The living area has carpet, radiators & windows onto the internal courtyard and skylights. 4m high ceiling.

## Bedroom 1

12' x 11' 4" ( 3.66m x 3.45m )

Having carpet, radiator, fitted wardrobe & skylight

## Bedroom 2

12' 5" x 9' 8" ( 3.78m x 2.95m )

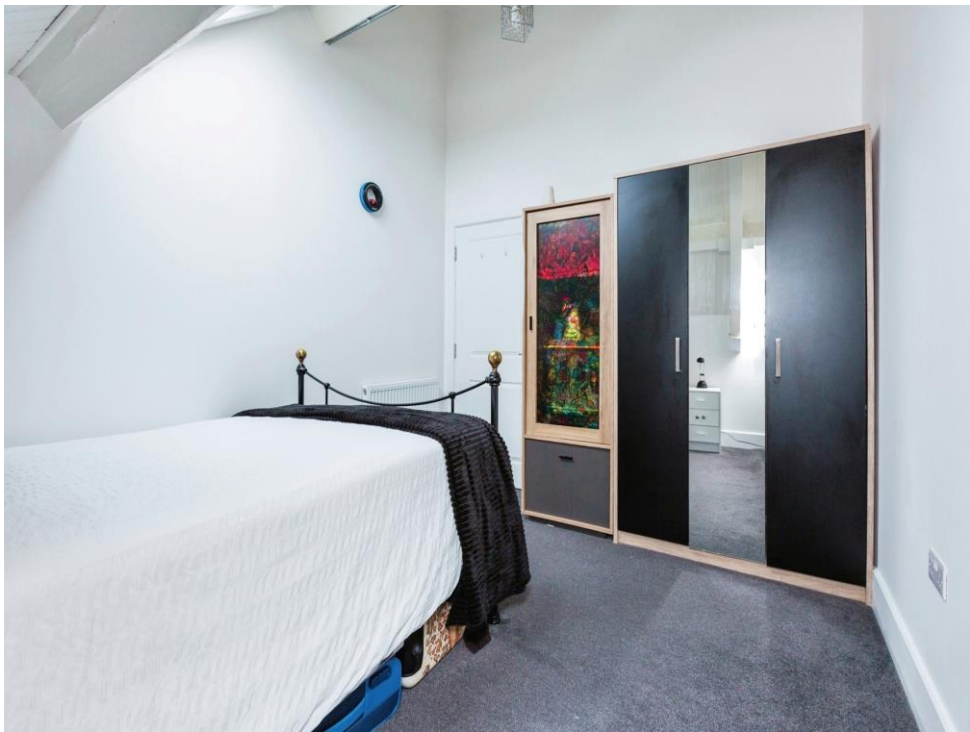
Having carpet, radiator, wardrobe & skylight

## Shower Room

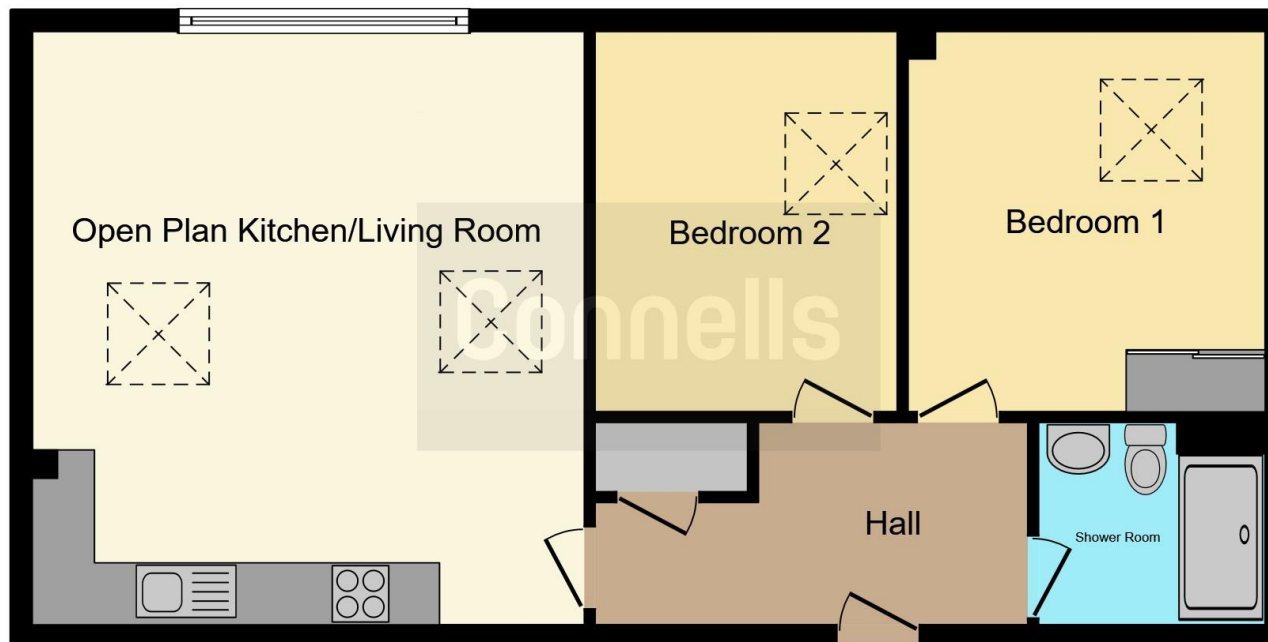
8' 4" x 6' 7" ( 2.54m x 2.01m )

Having a shower unit, wash hand basin, toilet & radiator









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: C**

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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