



St Georges Mill Wimbledon Street Leicester LE1 1SY

for sale offers in excess of
£275,000



Property Description

Stunning Three-Bedroom Apartment in the Heart of Leicester's Cultural Quarter.

Welcome to this impressive three-bedroom apartment located in the iconic St George's Mill - a beautifully converted Victorian industrial building nestled in Leicester's vibrant Cultural Quarter.

Spacious open-plan living & dining area with tall arched windows and abundant natural light, bespoke and contemporary kitchen area fitted with sleek cabinetry, integrated appliances and high-quality finishes. Three bedrooms providing excellent privacy and convenience.

A blend of original industrial character, high ceilings combined with modern comforts and design.

Secure underground allocated car-parking space along with on-street pay-and display parking available in the surrounding area,

Situated in an ultra-convenient city-centre location, moments from the bustling cafe, restaurant and arts scent around Granby Street and Castle Lane, close to railway bus stations for commuting.

Early viewing is strongly advised to avoid disappointment.

Hallway

9' 8" x 18' 5" (2.95m x 5.61m)

A welcoming entrance hall providing access to all main rooms. Finished with neutral decor and wood effect flooring, it offers a bright and spacious first impression and door leading to the WC

Wc

4' 4" x 8' 2" (1.32m x 2.49m)

Modern guest cloakroom, comprising a low level WC and wall mounted wash hand basin

Open Plan Kitchen/Living Room

18' 7" x 21' 2" (5.66m x 6.45m)

A spacious and stylish open-plan living area featuring high ceilings and large industrial-style windows that floor the room with natural light. The modern fitted kitchen offers sleek cabinetry, integrated appliances and ample workspace. The generous layout provides plenty of space for both dining and relaxation, creating an ideal setting for modern city living and entertaining

Bedroom One

19' 8" x 10' 2" (5.99m x 3.10m)

A spacious double bedroom offering ample space for wardrobes and furnishings and benefits from an en-suite shower room

En-Suite Shower Room

13' 4" x 7' 8" (4.06m x 2.34m)

Fitted with a glass-enclosed shower, low level WC and wash hand basin

Bedroom Two

10' 3" x 14' 7" (3.12m x 4.45m)

A well-appointed double bedroom with large windows and neutral decor

Bedroom Three

20' 5" x 19' 9" (6.22m x 6.02m)

A versatile bedroom offering spacious space and natural light. Finished in neutral decor and can serve as a guest room or home office

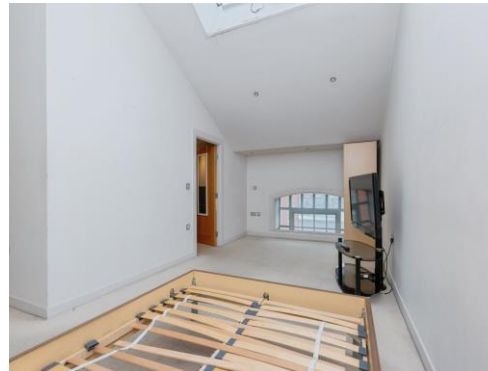
Bathroom

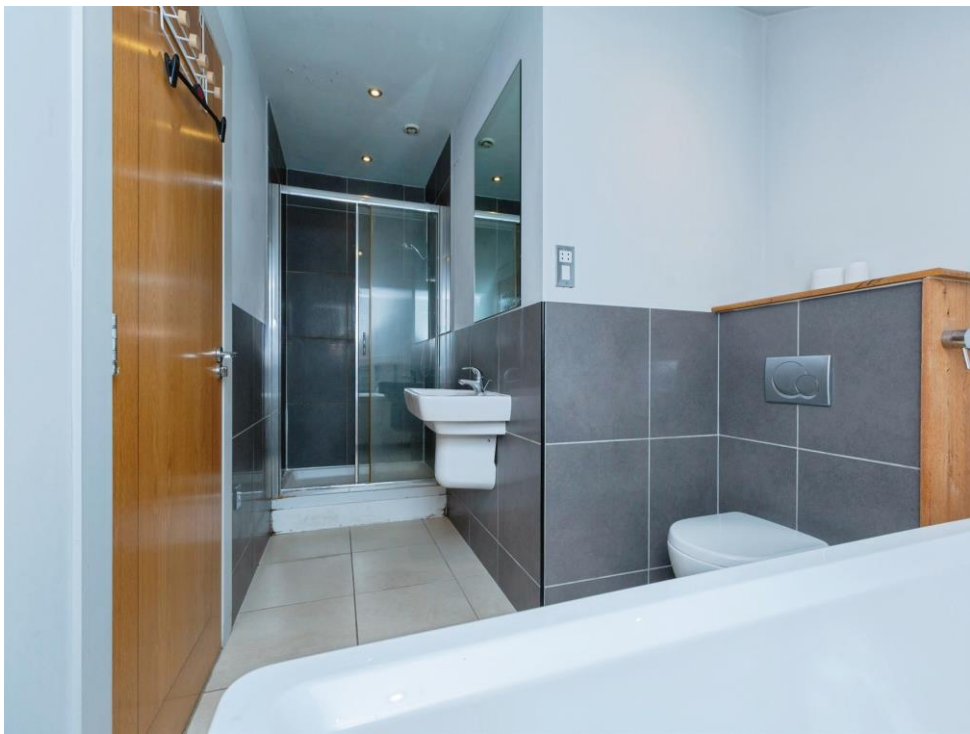
8' 3" x 5' 4" (2.51m x 1.63m)

A contemporary family bathroom featuring panelled bath with shower over, low level WC and wash hand basin, fully tiled walls and flooring

Outside

The property benefits from secure communal entrances, well maintained communal areas and lift access. Residents enjoy allocated parking with additional on-street parking nearby









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

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22-24 Halford Street
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EPC Rating: C

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

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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