

FOR SALE

**The Cotton Mill
King Street, Leicester
LE1 6RN**



ASKING PRICE: 190,000

- A Spacious Upper Floor Apartment With an Impressive Grade II Listed Former Victorian Factory
- Located In Leicester City Centre, Near To An Array of Everyday Amenities
- Approximately 979 SQFT (91 SQM)
- Ideal For FTB/Investors
- Entrance Hall, Large Open Plan Living Area/Kitchen, 2 Bedrooms, Bathroom, Utility Room & Decking
- Exposed Brickwork, Ceiling Beams, Feature Lighting & Cast Iron Pillars
- Communal Entrance With Lift, Stairs, Secure Intercom Entry System & Parking



Location

This property is located on King Street, which is off Regent Road and Marlborough Street, in Leicester City Centre. The property is situated within close proximity to Leicester Railway Station, Highcross Shopping Centre, St Martins Square, Haymarket & St Margarets Bus Station, an array of restaurants, coffee shops, convenience stores, leisure facilities and much more.

Description

A spacious and beautifully presented top floor apartment of approximately 979 sqft (91 sqm) situated within the Cotton Mill which is an impressive Grade II Listed Victorian former factory located near to New Walk.

Upon entering, there is a communal entrance hall with stairs and lifts to all floors and an intercom entry system. The apartment itself briefly comprises; a superb open plan living area/kitchen which leads out onto the decking, 2 bedrooms, one with a fitted wardrobe, bathroom and utility room. There is one allocated parking space in the underground garage.

The property benefits from original features throughout such as, exposed brickwork, exposed ceiling beams, cast-iron pillars, multiple Velux windows which bring an abundance of natural light into the property, wooden flooring and feature lighting.

Accommodation

All measurements are approximate:

Entrance Hallway

Windows and doors to side leading to decking, electric radiator, power points, pendant light fitting, access to:

Living Kitchen - 26' 6" x 21' 7" (8.07m x 6.57m)

Velux windows, exposed beams, exposed brickwork, wood flooring.

Kitchen: A range of base units and drawers set beneath a worktop, stainless steel sink with hot and cold mixer taps, four burner induction hob with extractor fan over and steel splashback surrounds, electric oven, washing machine, dishwasher, fridge/freezer, breakfast bar, power points, feature lighting.

Lounge: open plan lounge with windows and doors to decking, electric radiators, power points, feature lighting.

Bedroom One - 11' 5" x 9' 11" (3.48m x 3.02m)

Velux windows, exposed beams, electric radiator, power points, pendant feature lighting.

Bedroom Two - 9' 11" x 9' 5" (3.02m x 2.87m)

Velux windows, exposed beams, electric radiator, power points, feature lighting, fitted wardrobes.

Bathroom - 12' 6" x 6' 9" (3.81m x 2.06m)

Window to rear, exposed beams, panelled bath, low level WC, wash hand basin with mixer tap, shower cubicle, heated towel rail, feature lighting.

Utility Room - 5' 7" x 4' 0" (1.70m x 1.22m)

Decking

Tenure

Leasehold.

We have been advised that there is a 99-year lease, with 77 years remaining, service charge of £2,080 per annum, ground rent of £150 per annum and building insurance of £988 per annum.

EPC

Band D.

Council Tax

The property falls within Band D.

Services

The services, fittings and appliances (if any) have not been tested by the agents.

Local Authority

Leicester City Council.

Kal Sangra, Shonki Brothers Ltd

85 Granby Street, Leicester LE1 6FB

Tel: 0116 254 3373

Email: info@shonkibrothers.com





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB
REGISTERED NUMBER: 5393795
VAT NUMBER: 856 0294 16

