



Apartment 208, St Georges Mill Humberstone Road,  
Leicester, LE5 3GW



# Apartment 208, St Georges Mill Humberstone Road, Leicester,

LE5 2GW

This second floor apartment provides well proportioned accommodation including an entrance hall, two bedrooms (with an en-suite shower room to the master), fitted bathroom and an open plan kitchen / living area.

The property benefits from double glazing and a secure video intercom entry system.

Situated in a secure apartment building, the property is located in Leicester City Centre within walking distance of excellent amenities including shops, restaurants, bars and theatres.

An ideal investment opportunity. Viewing is highly recommended.

**Guide Price £125,000**





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## GROUND FLOOR ACCOMMODATION

### Concierge/Reception

With a communal area, and lifts giving access to the second floor accommodation.

## SECOND FLOOR ACCOMMODATION

### Private Entrance Door

Leading into the:-

### Entrance Hall

Video intercom system, spotlighting, electric heater, and access to two bedrooms, bathroom and the open plan kitchen / living area.

### Open Plan Kitchen / Living Area

KITCHEN AREA:- Fitted with a range of wall and base units with roll edge work surfaces over, stainless steel sink and drainer unit with a mixer tap, space and plumbing for a washing machine, built-in electric oven, built-in electric hob with an extractor fan over, space for a tall fridge/freezer, open access to the:-

LIVING AREA:- Spotlighting, electric heater, and three double glazed floor-to-ceiling windows.

### Bedroom One

Double glazed window, spotlighting, electric heater, and a door leading to the:-

### En-Suite Shower Room

Fully tiled and fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin, and a shower cubicle. Spotlighting, heated towel rail.

### Bedroom Two

Double glazed window, spotlighting, electric heater.

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## LEASEHOLD

We are informed that the property is leasehold. For further information please contact Thomas James Estate Agents.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

### Directions


The building entrance for Apartment 208 can be located on Humberstone Road from Charles Street, Leicester.


## DISCLAIMER NOTES

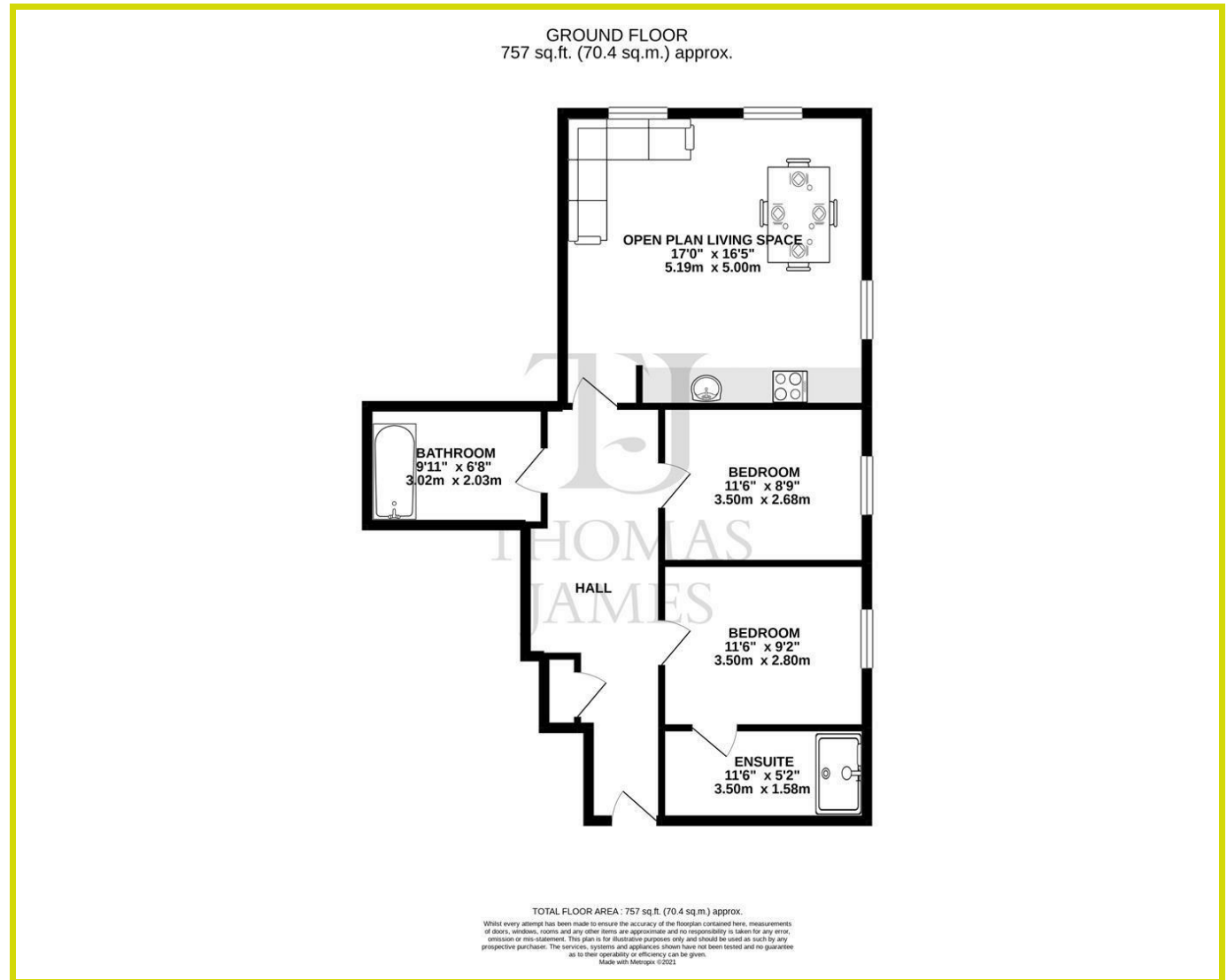
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## MONEY LAUNDERING

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>82</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 



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