

FOR SALE

The Cotton Mill King Street, Leicester LE1 6RN



OFFERS IN EXCESS OF: £180,000

- 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 - 14' 8" x 12' 6" (4.47m x 3.81m)

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.
Made with Metropas 5/2025

Important Information: All statements contained in these particulars are provided in good faith and are believed to be correct but their accuracy is not guaranteed. These particulars do not constitute any part of any offer or contract. None of the statements contained herein are, or are intended to be statements or representations of fact or opinion by either the vendor or Shonki Brothers Ltd or its employees or agents.

Important Information: All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

Neither Shonki Brothers Ltd nor its employees or agents are authorised to make or give any representation, guarantees or warranties whatsoever in relation to the above premises. Interested parties must satisfy themselves by inspection or survey on any matter or statement contained in these particulars.

The premises detailed in these particulars are offered subject to them not having been let, sold or withdrawn and Shonki Brothers Ltd will accept no liability for consequential loss arising from these particulars or any negotiations in relation thereto.

Health & Safety: You are asked to exercise all care and diligence during your inspection of the property and the Agents are unable to warrant that the property is free of hazards or complies with Health and Safety legislation. The Agents accept no liability for injury or loss to persons or property when visiting.

REGISTERED OFFICE: 85 GRANBY STREET, LEICESTER LE1 6FB

REGISTERED NUMBER: 5393795

VAT NUMBER: 856 0294 16

