



## Cowper Street, Knighton Fields

£130,000

A delightful and stylishly appointed GROUND FLOOR APARTMENT, located in this iconic and impressive Victorian factory conversion, once being the largest shoe factory in Europe.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C



Knightsbridge  
Estate Agents

0116 274 5544





### **Communal Entrance**

#### **Entrance Hall**

With a door to the front elevation, a utility cupboard with plumbing for a washing machine, space for a desk/study area, radiator.

### **Open Plan Living Kitchen Dining Room**

23' 1" x 17' 0" (7.04m x 5.18m)

(Narrowing to 3.98m) With double-glazed windows to the front elevation, a sink and drainer unit with a range of wall and base units with work surfaces over, oven, electric hob, chimney hood, partly tiled flooring, partly carpet flooring, TV point, three radiators.

### **Bedroom**

16' 5" x 11' 5" (5.00m x 3.49m)

(Narrowing to 4.05m) With a built-in mirrored wardrobe, radiator.



### **Fitted Bathroom**

7' 2" x 5' 9" (2.18m x 1.75m)

With a wall-mounted wash hand basin, WC, panel bath with glass shower screen, chrome mixer shower, partly tiled walls, tiled flooring, chrome heated towel rail.

### **Communal Garden**

The property enjoys the use of a superb and landscaped part covered central courtyard, with original wrought ironwork, decked terrace and artificial grass with seating area, providing an excellent entertainment area.

### **Parking:**

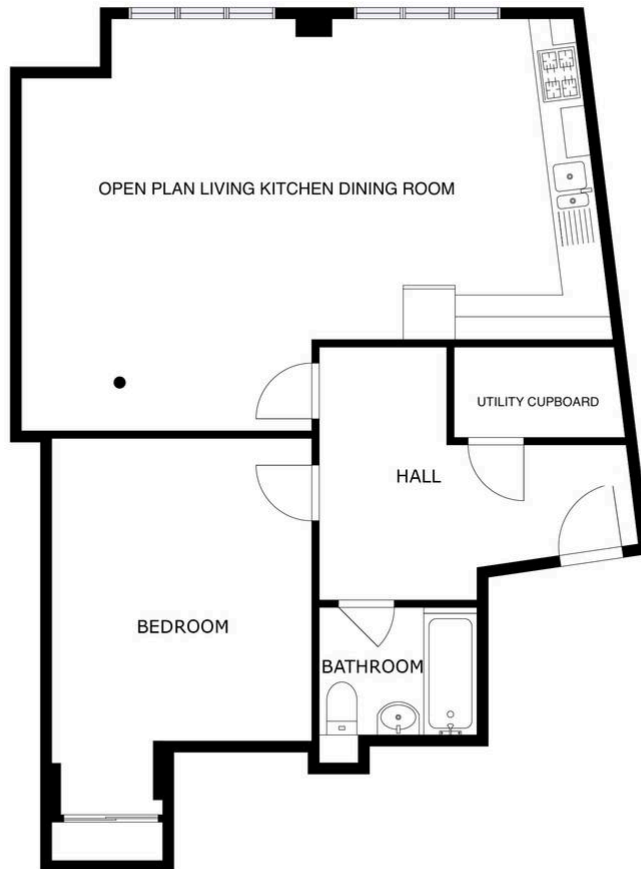
The apartment comes with an allocated parking spot (number 80). Please note that parking is subject to vehicle size. Prospective purchasers should ensure the dimensions are suitable for their vehicle before relying on it for parking purposes.

### **Lease Information:**

Remaining Lease: 114 Years

Service Charge: £2,744.61 Per Year

Ground Rent: 230.23 Per Year



FLOOR 1



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