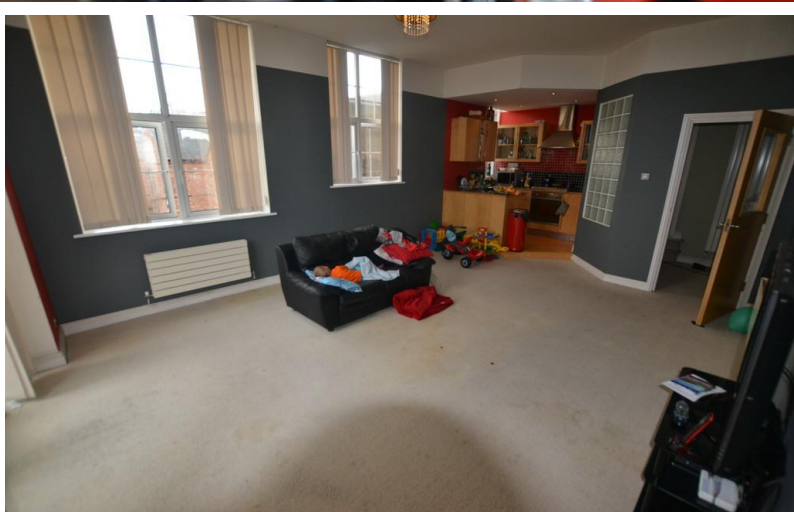


**FOR SALE**



**The Mill, 6-8 Fosse Road North**

**2 Bedrooms, 1 Bathroom, FLAT**

**Asking Price Of £120,000**

**MARTIN&CO** 



- Two Bedroom Apartment
- Located Off Fosse Road North
- Living Room
- Fitted Kitchen
- Two Bedrooms
- Bathroom
- Allocated Parking

#### FULL DESCRIPTION

A two bedroom apartment situated on the corner of Fosse Road South. The property offers open plan living and is great for access to Leicester city centre. Secure allocated parking is included. No chain. Currently Tenanted.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



**HALLWAY** Doors to the living room, bedrooms and bathroom, radiator and intercom system.

**LIVING AREA** 17' 10" x 14' 8" (5.44m x 4.47m) Open plan spacious living area, soft flooring, radiator, telephone and television point, upvc double glazed doors to Juliet balcony and windows to the rear and side elevation.

**KITCHEN** 7' 1" x 6' 11" (2.16m x 2.11m) Kitchen area with a range of stylish wall and base level units, brush metal roll top work surfaces, integrated oven with hob and extraction over, plumbing and space for washing machine and splash back tiled panel.

**BEDROOM** 12' 4" x 13' 3" (3.76m x 4.04m) Windows to the rear elevation, soft flooring and radiator.

**BEDROOM** 10' 9" x 10' 4" (3.28m x 3.09m) Window to the side elevation, cupboard and radiator.

**BATHROOM** 8' 5" x 6' 6" (2.57m x 1.98m) Comprising a 3 piece suite, bath, low level flush W/C, pedestal wash basin, tiling in part and radiator.

**INFO** Allocated Parking.

Lease Remaining 194 years  
Service Charge £2,371 pa  
Ground Rent £50 pa





## Martin & Co Leicester

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.