

JAMES SELICKS

406 ST. GEORGE'S MILL
LEICESTER LE1 1SY

A SPACIOUS TWO-BEDROOM DUPLEX
APARTMENT IN LEICESTER'S VIBRANT
CULTURAL QUARTER

APPROX. 1,011 SQ. FT. | TWO
DOUBLE BEDROOMS | TWO
BATHROOMS | SECURE PARKING



A striking and unusually spacious two-bedroom duplex apartment extending to approximately 1,011 sq ft, set within the St George's Mill. Arranged over two floors, the property combines the character of this landmark former mill with contemporary city living, featuring impressive original windows, vaulted ceilings, two generous double bedrooms and secure allocated parking.

Grade II-listed former mill • Approx. 1,011 sq ft/93.8 sq m • two double bedroom duplex • en-suite & separate shower rooms & ground-floor WC • secure allocated parking • large original mill windows • vaulted ceilings • reception service • walking distance to the city centre, train station & De Montfort University • EPC - D

Location

St George's Mill is ideally situated in the heart of Leicester's vibrant Cultural Quarter, close to some of the city's best-known cultural destinations, including Curve Theatre and Phoenix Cinema. Leicester city centre, with its excellent range of shops, restaurants, cafés and professional amenities, is within easy walking distance, as is the mainline railway station, providing direct services to London St Pancras in approximately one hour.

A landmark Grade II-listed former mill, St George's Mill combines the character and heritage of Leicester's industrial past with contemporary city living. Distinctive original features, including the building's impressive large mill windows, create a strong sense of character and allow an abundance of natural light, while carefully considered modern interiors complement the historic architecture.

Accommodation

The property is entered via a welcoming hallway with wood flooring continuing through the lower level and two useful storage cupboards. There is also a convenient ground-floor WC, finished with floor-to-ceiling tiling and comprising a WC, wash hand basin, recessed display shelf and fitted mirror.

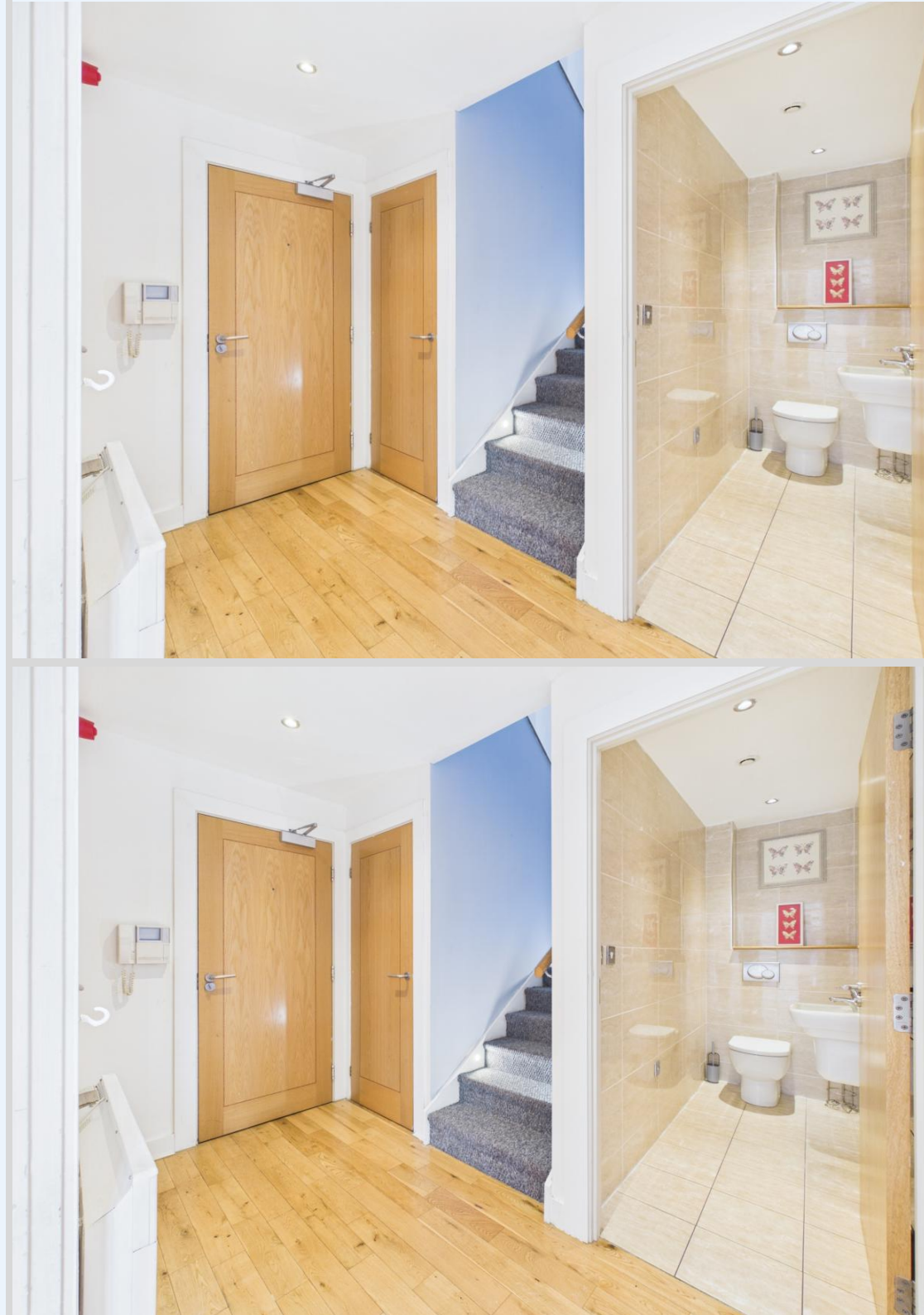
On the lower floor is the superb kitchen and open-plan dining and living area is an excellent size, with two windows allowing plenty of natural light into the room. The fitted kitchen offers a good range of white wall and base units with contrasting wooden worktops and includes an integrated fridge/freezer, oven, hob, extractor fan, microwave, washing machine and dishwasher.

Stairs rise to the upper floor, a generous landing and the bedroom accommodation. The principal bedroom is a spacious double featuring a vaulted ceiling, spotlights and a dressing area. It also benefits from an en-suite bathroom, fully tiled and fitted with a WC, wash hand basin, recessed shelf and bath with shower over.

Bedroom two is another good-sized double, again featuring a vaulted ceiling and benefiting from windows providing plenty of natural light. Completing the accommodation is a shower room, finished with floor-to-ceiling tiling and comprising a WC, wash hand basin, recessed shelf and separate shower enclosure.

Parking

The property has the benefit of one secure allocated parking space.





Lease information: Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & **MUST** be verified by your Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 2005 (106 years remaining).

Ground Rent: £150 per annum.

Service charge: Approximately £280 per month, including buildings insurance, reception service and maintenance of the communal areas.

Management Company: Blue Property Management UK.

Listed Status: Grade II.

Conservation Area: St George's.

Local Authority: Leicester City Council, **Tax Band:** C

Services: Offered to the market with all mains services and electric central heating.

Broadband delivered to the property: Fibre, speed unknown.

Construction: Believed to be standard, Solid brick, as built.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Cladding: Property has an EWS1 Form. Passed Grade B1, 15/10/25.

Accessibility: No specific accessibility modifications made. There is a lift in the building.







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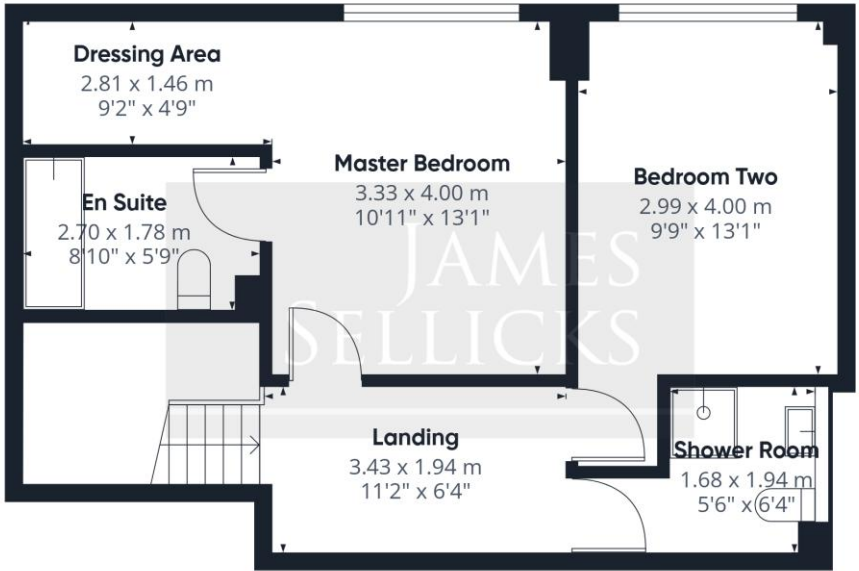
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Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Floor 1



Floor 2

JAMES
SELICKS

Approximate total area⁽¹⁾

93.8 m²
1011 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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