



**The Cotton Mill King Street, Leicester LE1 6RN**

**welcome to**

## **The Cotton Mill King Street, Leicester**

A two bedroom duplex apartment located close to the city centre and in a Grade II listed building. The property offers open plan lounge/dining room/kitchen, cloakroom, two bedrooms and a bathroom. The property benefits from having a secure allocated parking space

### **Communal Entrance**

Giving access to all floors.

### **First Floor Entrance Hall**

With under stairs recess, storage cupboard and alarm system.

### **Cloakroom**

With WC and hand wash basin

### **Lounge/ Dining Room / Kitchen**

24' 2" x 19' 10" ( 7.37m x 6.05m )

Fitted kitchen comprising of wall and base units with work surfaces over, sink drainer unit, integrated oven, hob, fridge and dishwasher, two windows, spot lights and exposed brick walls.

### **Second Floor**

Stairs rising from the first floor.

### **Bedroom One**

24' x 15' 8" ( 7.32m x 4.78m )

With window and storage heater.

### **Bedroom Two**

20' 2" x 20' 2" ( 6.15m x 6.15m )

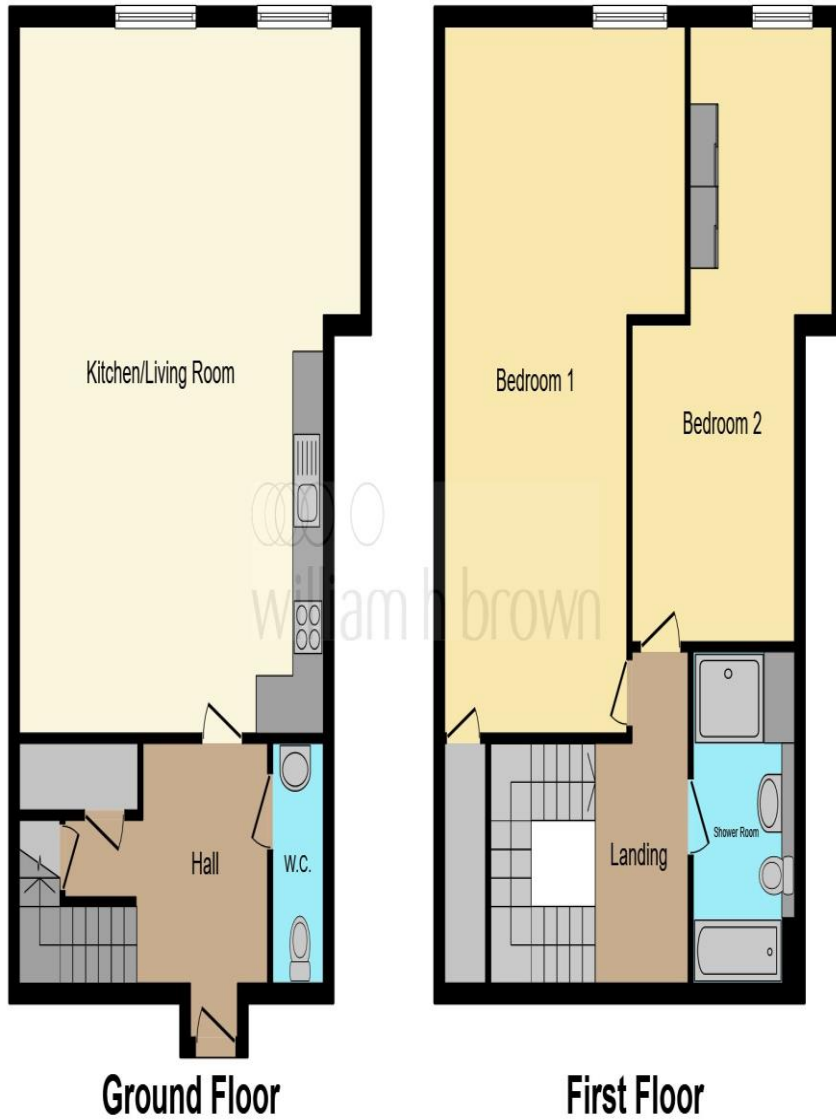
With window and storage heater.

### **Bathroom**

With bath, shower cubicle, WC, hand wash basin, spot lights and electric radiator.

### **Parking**

The property benefits from having a secure allocated parking space.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**  
**The Cotton Mill King Street,**  
**Leicester**

- Duplex Apartment
- First Floor
- Two Bedrooms
- Open Plan Living Area
- Allocated Parking

Tenure: Leasehold EPC Rating: E  
Council Tax Band: E Service Charge: 2642.02  
Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of  
**£250,000**



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Property Ref:  
LHS119693 - 0007

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