



## The Cotton Mill, King Street, City Centre

£175,000 Leasehold

A character-filled one-bedroom apartment within the Grade II listed Cotton Mill. Featuring a stunning 29ft open-plan living space, original period features and a prime city centre location.

Council Tax band: D

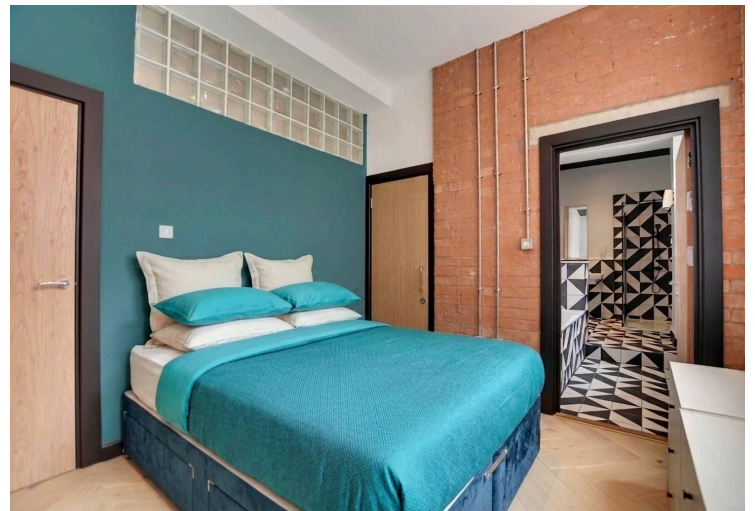
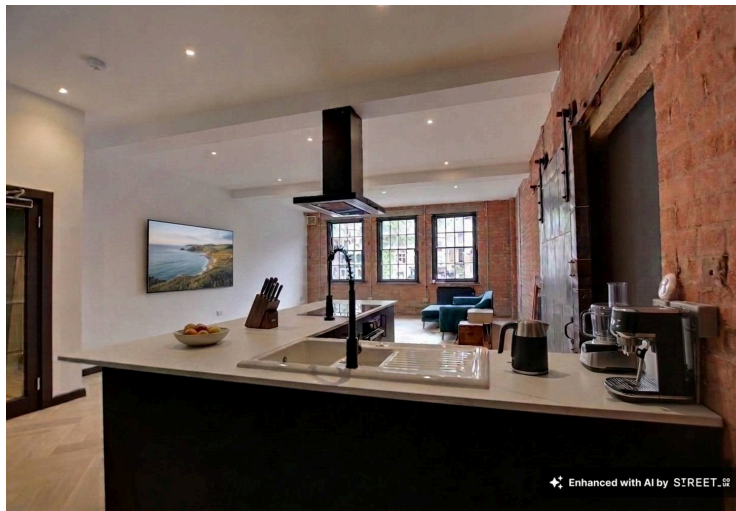
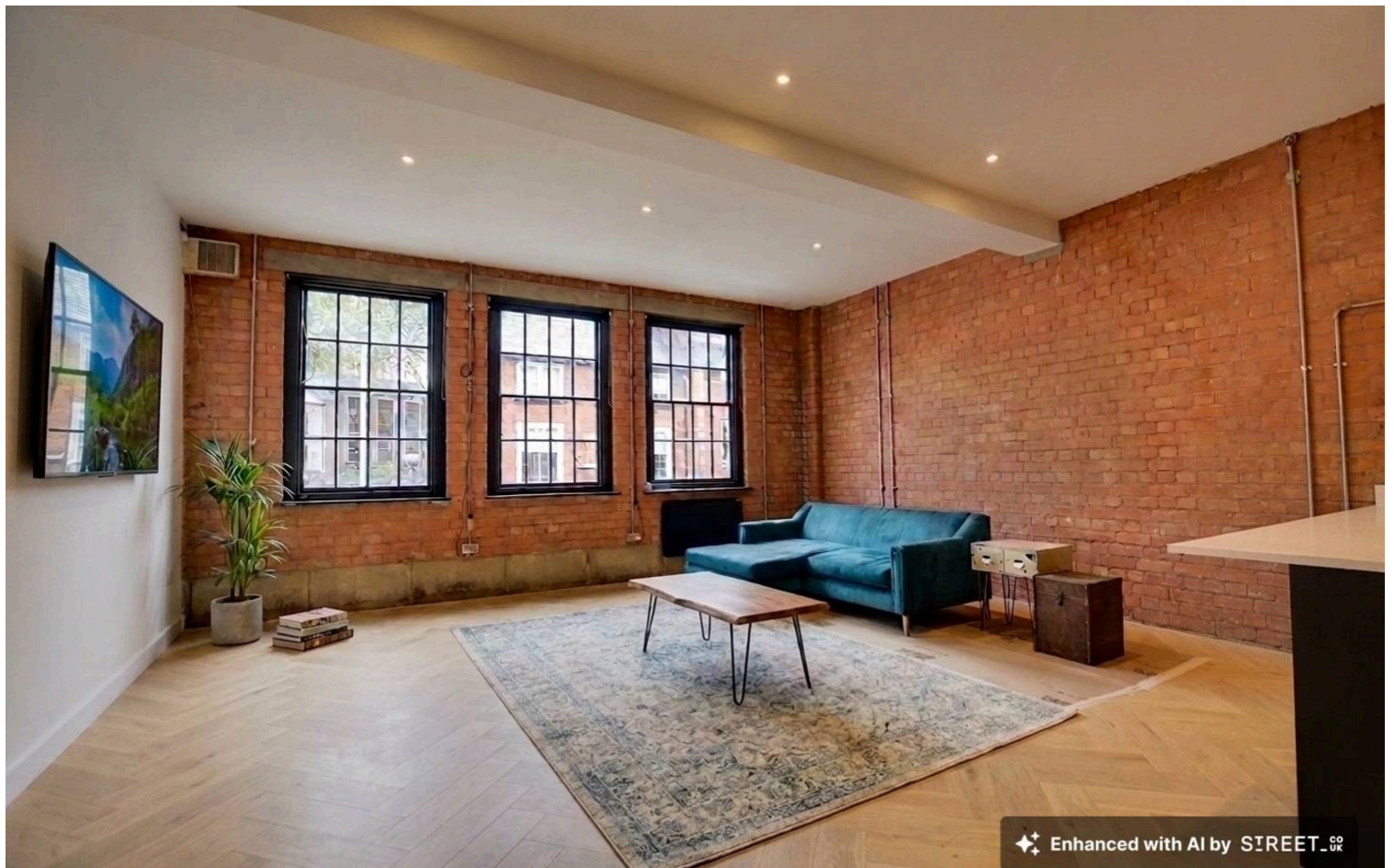
Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





### Communal Entrance

Secure entry with stairs and lift access leading to the first floor.

### Private Entrance Hall

Features tiled flooring and built-in shelving.

### Open-Plan Living / Kitchen / Dining Room

29' 0" x 19' 8" (8.83m x 6.00m)

Living Area: Three tall sash windows to the front elevation, characterful exposed brick walls, inset ceiling spotlights, electric heating, and a feature original sliding door. Finished with engineered oak herringbone flooring. Kitchen Area: Comprises a 1.5-bowl ceramic sink and drainer unit, a comprehensive range of base units with work surfaces over, a built-in oven with an electric hob and chimney hood extractor above, an integrated fridge-freezer, and an integrated dishwasher. Includes a breakfast bar area.



### **Bedroom One**

11' 5" x 10' 0" (3.47m x 3.04m)

Double-glazed window to the rear elevation, partially exposed brick walls, engineered oak herringbone flooring, an electric heater, inset ceiling spotlights, and a built-in wardrobe.

### **Jack & Jill Bathroom**

14' 10" x 12' 10" (4.51m x 3.92m)

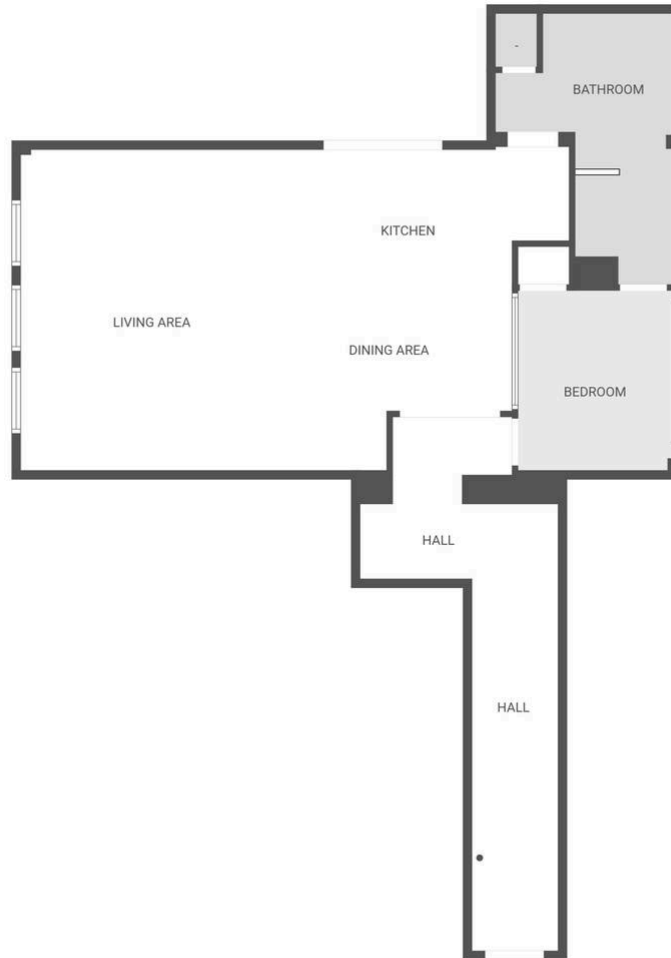
Window to the rear elevation, inset ceiling spotlights, and tiled flooring. Equipped with a panelled bath, a separate walk-in tiled shower cubicle with an overhead rainfall shower head, a wash hand basin, and a low-level WC. Includes a heated chrome towel rail, a shaver point, and a built-in utility cupboard which houses a washing machine.

### **Lease Information**

Remaining years on lease: 104 Years

Service Charge: £1970 Per Year

Ground Rent: £150 Per Year



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

## We'll keep you moving...



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