



Flat 12, 35 The Cotton Mill, King Street, Leicester LE1 6RN

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MOORE
& YORK



Property at a glance:

- Stunning Contemporary Apartment
- City Centre Location
- Two Bedrooms
- Popular Period Conversion
- Feature Open Plan Living Area
- No Upward Chain
- Allocated Parking
- Bathroom & En Suite
- Viewing Essential

Asking Price £230,000 Leasehold



Stunning luxury two bed apartment being sold with no upward chain situated in this popular period conversion within walking distance of the extensive range of restaurants, cafes and shops of the Leicester City Centre and within easy access of Leicester Universities, railway station and the Leicester Royal Infirmary. This lovely home retains many character features and the well planned accommodation briefly comprises communal entrance hall with lifts and stairwell to apartments, entrance hall, feature spacious open plan kitchen/living room with well fitted kitchen area, master bedroom with en-suite, further double bedroom and family bathroom and benefits from a allocated covered parking space. We highly recommend an internal viewing to appreciate the size and style of accommodation provided. EPC D

DETAILED ACCOMMODATION

Secure access leading to communal entrance with lifts and stairwell leading to apartment.

ENTRANCE HALL

Slimline radiator, exposed beams, double door wardrobe, built in cupboard housing hot water boiler and plumbing for washing machine, double door wardrobe.



LIVING ROOM/KITCHEN

26' 7" x 21' 0" (8.10m x 6.40m) Feature high ceilings, sash windows to two aspects providing ample natural light, exposed brick work, beam and original pillar, slimline heaters, kitchen area comprising sink unit with cupboard under, work surface with drawers and cupboards under, built in oven and four piece ceramic hob with extractor fan over set in stainless steel hood with matching splash back and upturn to work surfaces, breakfast bar

BEDROOM 1

12' 2" x 11' 6" (3.71m x 3.51m) Exposed brick work, beam and original pillar, slimline heaters, sash window, high ceiling with inset spotlights.





EN-SUITE SHOWER ROOM

8' 8" x 6' 1" (2.64m x 1.85m) Three piece suite comprising walk in tiled shower cubicle, pedestal wash hand basin and oval sink unit, heated towel rail, inset spotlights, original pillar.

BEDROOM 2

12' 2" x 8' 0" (3.71m x 2.44m) Exposed brickwork, sash window, high ceiling with inset spot lights.

BATHROOM

10' 2" x 6' 7" (3.10m x 2.01m) Three piece suite comprising panelled bath, oval wash hand basin and low level WC, original pillar, tiled floor, heated towel rail, tiled splash back.

OUTSIDE

Allocated covered parking

SERVICES

All mains services, with the exception of gas, are understood to be connected to the apartment which benefits from electric central heating .Domestic hot water is provided by an electric immersion heater and ample electric power points are fitted throughout the apartment.

VIEWING

Strictly through Moore & York Ltd., who will be pleased to supply any further information required and arrange appropriate appointments.

MAKING AN OFFER

As part of our service to our Vendors, we have a responsibility to ensure that all potential buyers are in a position to proceed with any offer they make and would therefore ask any potential purchaser to speak with our Mortgage Advisor to discuss and establish how they intend to fund their purchase. Additionally, we can offer Independent Financial Advice and are able to source mortgages from the whole of the market, helping you secure the best possible deal and potentially saving you money. If you are making a cash offer, we will ask you to confirm the source and availability of your funds in order to present your offer in the best possible light to our Vendor.









TENURE

Leasehold
Lease term 125 years term remaining 104 years
Service charge £955.62 paid twice yearly
Buildings Insurance £898.33

The leasehold charges including the ground rent and service charges have been provided to us at the point of the property being listed for sale. Please note that these can change at the time a sale is agreed so clarification of this should be sought from your legal representative as they may have changed.

COUNCIL TAX BAND

Leicester D

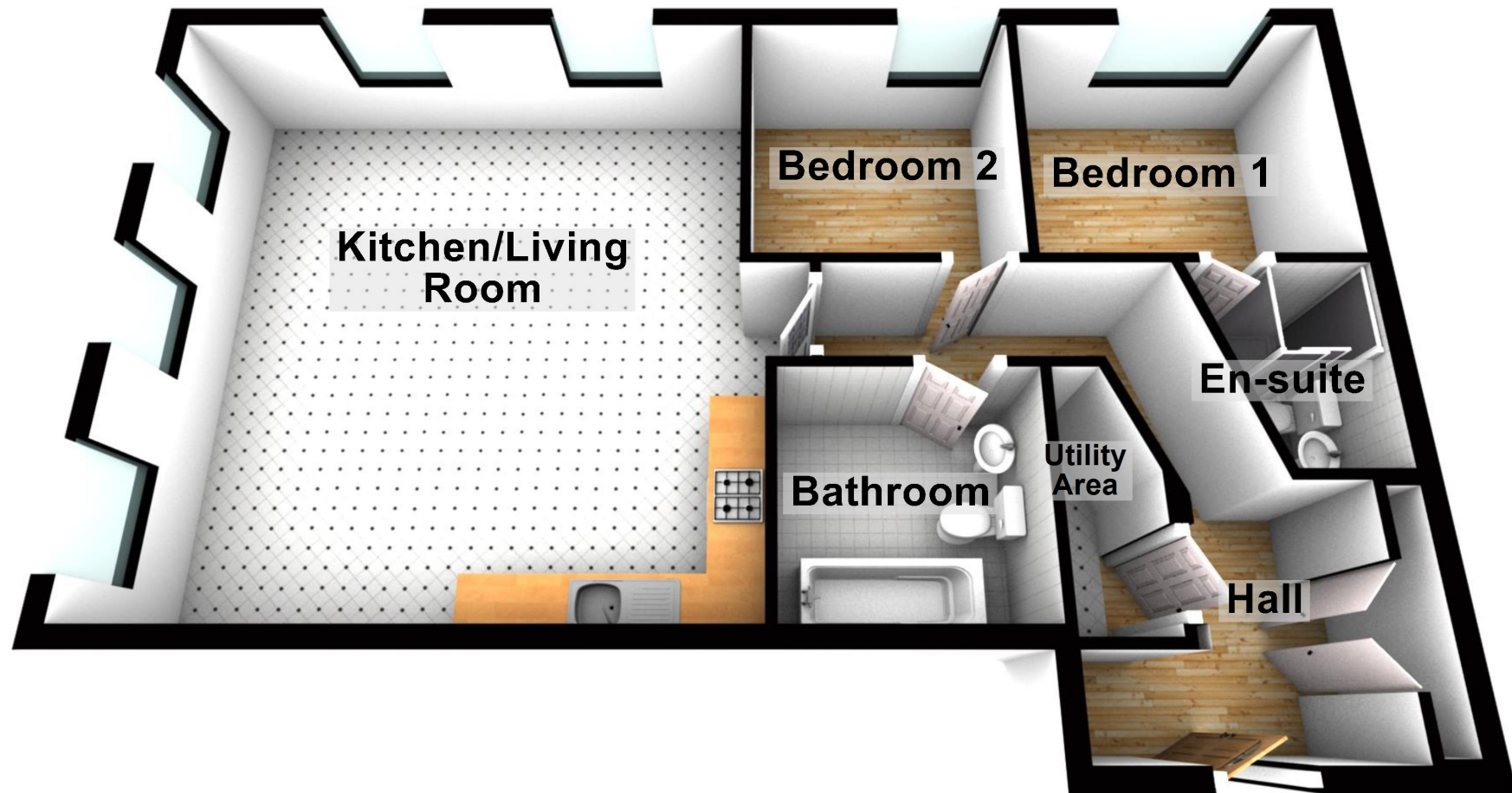
FLOOR PLANS

Purchasers should note that if a floor plan is included within property particulars it is intended to show the relationship between rooms and does not reflect exact dimensions or indeed seek to exactly replicate the layout of the property. Floor plans are produced for guidance only and are not to scale. Purchasers must satisfy themselves of matters of importance by inspection or advice from their Surveyor or Solicitor.

IMPORTANT INFORMATION

Measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Moore & York have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. For clarification we wish to inform any prospective purchasers that we have prepared these sales particulars as a general guide. They must not be relied upon as statements of fact. We have not carried out a detailed survey, nor tested the services, heating systems, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. If there are points which are of particular importance to you, please contact the office prior to viewing the property.

Ground Floor



IMPORTANT: All measurements are approximate. Floor plans and plot plans are carefully measured but are approximate and for guidance only. These details are prepared by ourselves on instruction of the property owner and any fixtures, services and equipment referenced within have not been tested by Moore & York and no Warranty(ies) can be given. These particulars are intended to give a fair representation of the property but accuracy cannot be guaranteed, nor do they in any way constitute an offer or contract. No person in our employment is able to make factual claims or give guarantees regarding this property "if there are points you wish to have clarified before making an offer please make enquiries with ourselves directly or via your appointed legal advisor

