



Apartment 419, 7 St Georges Mill, Wimbledon Street

Leicester, LE11SY

MOORE  
& YORK





### Property at a glance:

- Luxury Duplex Apartment
- Three Double Bedrooms
- En-Suite
- Shower room & Bathroom
- Secure Parking
- Spacious Open Plan Living Area
- Integrated Appliances To Kitchen Area
- Sought After Location
- No Upward Chain

**£235,000 Leasehold**



Spacious well presented duplex penthouse apartment set within the well designed St. Georges Mill, a former boot and shoe factory sympathetically developed into luxury apartments by Terence Conran Architects situated in the heart of the sought after Cultural Quarter of the Leicester City Centre. This fantastic apartment is accessed via a secure communal entrance with concierge services with further access to secure allocated parking facilitating access via lift to the apartment. The well planned accommodation comprises to the ground floor entrance hall, open plan kitchen/living area with integrated appliances, double bedroom and shower room with stairs to the first floor landing with a master double bedroom with en-suite, further king sized bedroom with study area and family bathroom. This impressive apartment retains many original features and an internal inspection is essential to appreciate the calibre and size of accommodation provided.

### GENERAL INFORMATION

St.Georges Mill is one of Leicesters finest factory conversions with attractively designed apartments offering City living. Conveniently located in the highly sought after Cultural Quarter of Leicester, close to the Curve theatre and Phoenix cinema. An extensive range of restaurants, bars and nightclubs are available within the vicinity and excellent shopping is only a short walk away. The development is also convenient for many of the Citys major employers, as well as the bus station and Main Line Railway Station serving London (St. Pancras) in the south, Sheffield and Leeds in the north, the West Midlands and beyond.



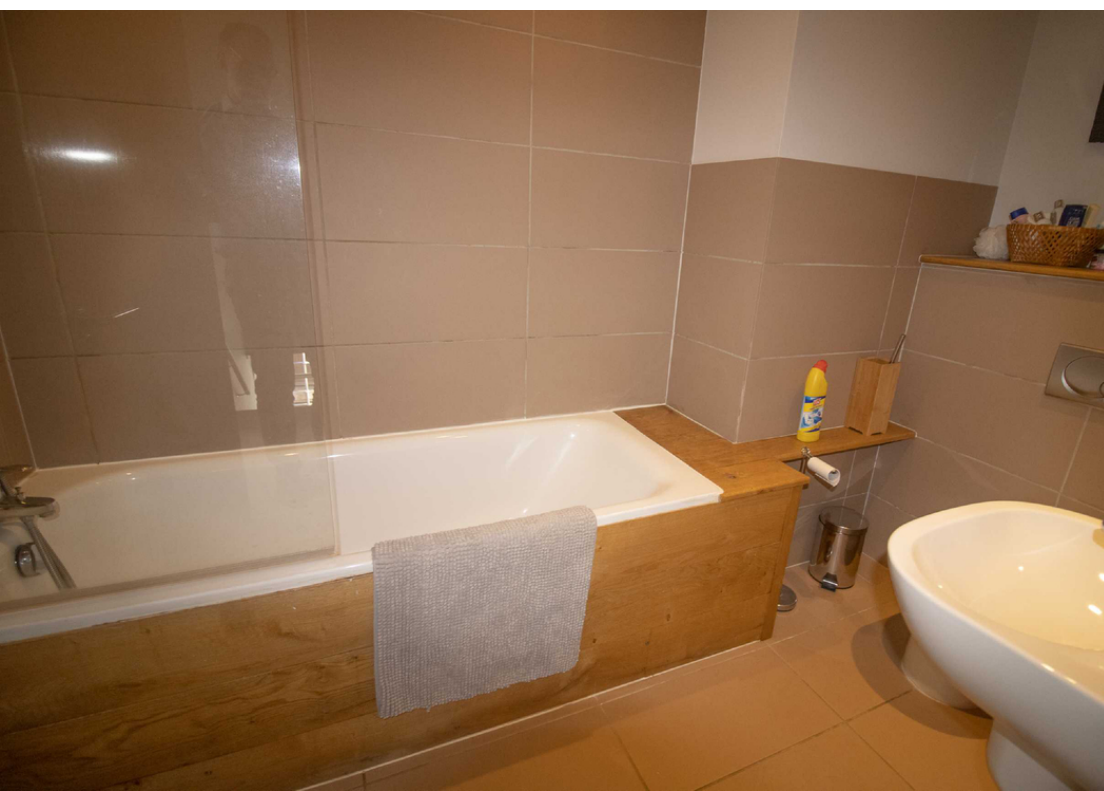
### GENERAL DESCRIPTION

Spacious well presented duplex apartment set within the well designed St. Georges Mill, a former boot and shoe factory sympathetically developed into luxury apartments by Terence Conran Architects situated in the heart of the sought after Cultural Quarter of the Leicester City Centre. This fantastic apartment is accessed via a secure communal entrance with concierge services with further access to secure allocated parking facilitating access via lift to the apartment. The well planned accommodation comprises to the ground floor entrance hall, open plan kitchen/living area with integrated appliances, double bedroom and shower room with stairs to the first floor landing with a master double bedroom with en-suite, further king sized bedroom with study area and family bathroom. This impressive apartment retains many original features and an internal inspection is essential to appreciate the calibre and size of accommodation provided.

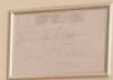
### DETAILED ACCOMMODATION

Secure access leading to communal entrance hall, concierge and lifts providing access to apartments and to secure allocated parking.











## ENTRANCE HALL

Walk in cloaks cupboard, stairs leading to first floor accommodation, slimline electric heating, oak panelled flooring, intercom phone.

## KITCHEN/LIVING AREA

26'8 x 15'3

Well fitted kitchen area in soft close units comprising one and a half stainless steel sink with cupboards under, matching range of base units with butcher block style work surfaces with matching upturn over, drawers and cupboards under, complimentary wall mounted eye level cupboards, built in self clean twin oven and four piece ceramic hob with extractor fan over set in stainless steel hood, integrated fridge/freezer, bluetooth dishwasher and washing machine, feature island with matching work surface and cupboards under, spacious living area with TV point, feature sealed double glazed arched windows, oak panelled flooring, exposed steel work, inset spot lights, slimline heaters including energy efficient wifi controlled radiator.

## BEDROOM 3

11'11 x 11'2

Oak panelled flooring, sealed double glazed window, built in cupboard, slimline heater.

## SHOWER ROOM

Three piece suite comprising tiled shower cubicle, vanity sink unit and low level WC, half tiled walls, tiled floor, inset spotlights

## HALF LANDING

Exposed steel work, arched sealed double glazed window, skirting lighting to the stairwell.

## LANDING

## BEDROOM 1

11'1 x 11'2

Feature slanted ceiling with inset spotlights and Velux window with electrically operated blinds, slimline energy efficient radiator.

## EN-SUITE SHOWER ROOM

Three piece suite comprising tiled shower cubicle, sink unit and low level WC, half tiled walls, tiled floor, heated towel rail

## BEDROOM 2

23'1max x 14'1max

Feature slanted ceiling with inset spotlights and Velux window with electrically operated blinds, slimline heater, built in wardrobe, study area.

## BATHROOM

8'10 x 6'

Three piece suite comprising panelled bath with shower attachment over, sink unit and low level WC, half tiled walls, tiled floor, inset spotlights, slimline heater.

## SERVICES

All mains services, with the exception of gas, are understood to be available, ample electric power points are fitted throughout the property which is double glazed with wooden framed sealed units and benefits from a security intercom system.

## 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.

## 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

Although we endeavour to ensure the accuracy of property details we have not tested any services, heating, plumbing, equipment or apparatus, fixtures or fittings and no guarantee can be given or implied that they are connected, in working order or fit for purpose.

## TENURE

Leasehold

Ground Rent £150 per annum

Service Charge including Insurance £4094.95 for the year 2022

110 years remaining lease

## COPYRIGHT AND SOCIAL MEDIA

Unless we agree otherwise with you in writing, we hold the copyright on all photographic and video marketing material used to market your home and these should not be reproduced by any third party without our express consent. Furthermore, we reserve the right to use these for marketing initiatives in order to promote your property or the Company.

## COUNCIL TAX BANDING

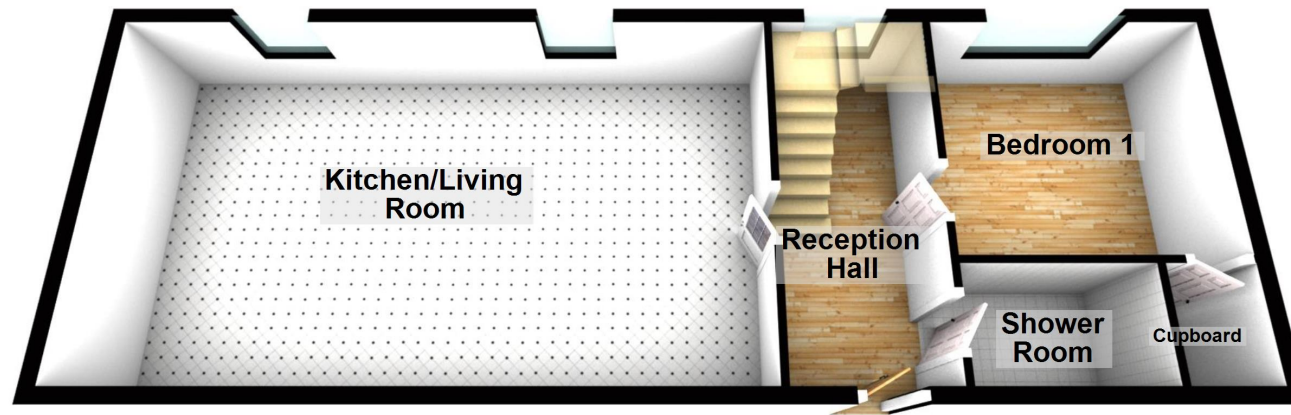
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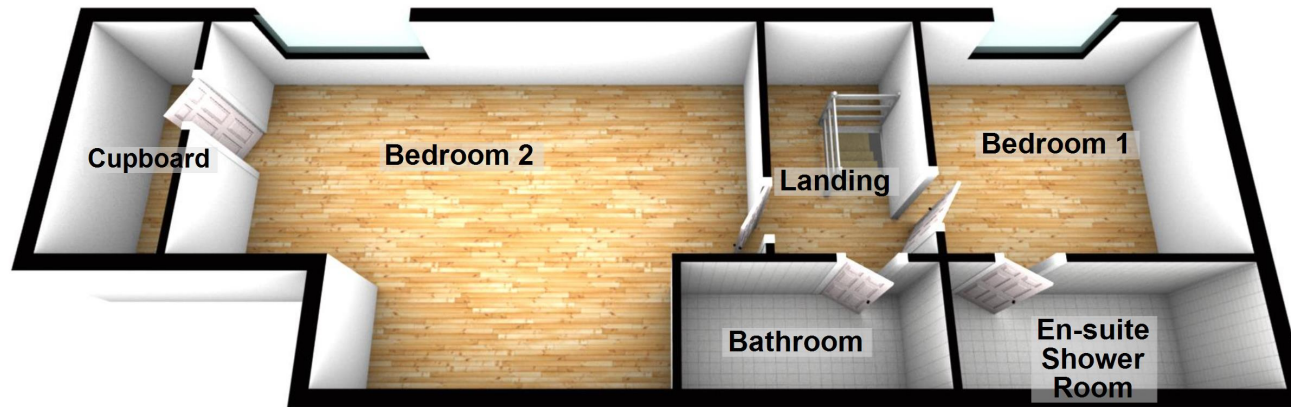




## Ground Floor



## First 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



