



## The Cotton Mill

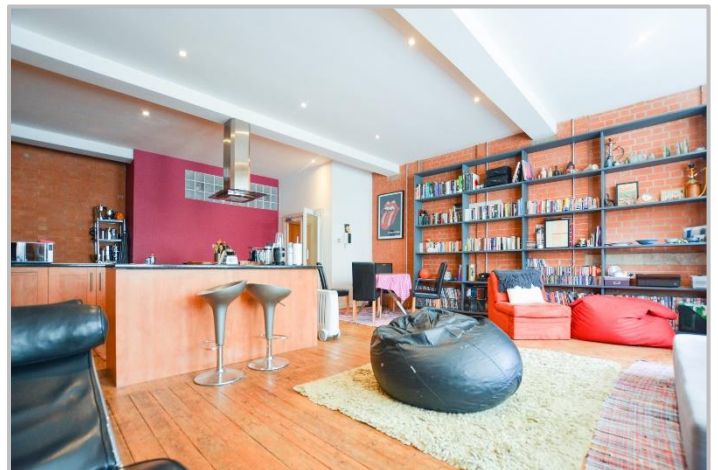
King Street City Centre Leicester LE1 6RN  
£160,000

**Knightsbridge**

ESTATE AGENTS & VALUERS

Located within the heart of Leicester City Centre, this stylish first floor flat is situated within a former Victorian Cotton Mill. The Grade II listed property retains much of its original character with various period features including sash windows, and exposed brickwork, with a blend of modern touches including a stunning open plan fitted kitchen dining room, double bedroom and Jack & Jill bathroom. The property benefits from well-maintained communal grounds. The property would make an ideal first-time purchase or alternatively a buy to let opportunity. Internal viewing comes with the agent's highest recommendation to fully appreciate the accommodation and location on offer. (No allocated parking: NCP nearby)

The property is well located for everyday amenities and services including renowned local public and private schooling together with nursery day-care, Leicester University, Leicester Royal Infirmary and city general hospitals and within minutes' walk of Victoria Park. Leicester City Centres and shopping parades in both Stonegate and neighbouring Clarendon Park with their specialist shops, bars, boutiques and restaurants are also within reach, along with London Road mainline railway station.



- Secure Communal Entrance, Spacious Entrance Hall
- Well Kept Communal Grounds
- Fabulous Open Plan Living Fitted Kitchen Dining Room
- Former Cotton Warehouse Converted in 2002
- Double Bedroom, Jack & Jill Bathroom
- Retaining Various Period Features

### Communal Entrance

Secure communal entrance with stairs and lift to first floor.

### Entrance Hall

A spacious private entrance hall leading to:

### Open Plan Living Fitted Kitchen Dining Room 29'1" x 20'

A fabulous and stylish living fitted kitchen dining room with three sash windows to the front elevation, exposed brick walls, purpose-built floor to ceiling bookshelf; kitchen comprises: stainless steel sink and drainer unit with a range of base units with work surfaces over, built-in oven and hob with stainless steel chimney hood over, built-in fridge freezer, built-in dishwasher, original wooden floor, inset ceiling spotlights, electric heating. Includes upgraded intercom system.

### Bedroom 11'4" x 10'

With double glazed window to the rear elevation, part exposed brick wall, original wooden floor, electric heating, custom built wardrobe.

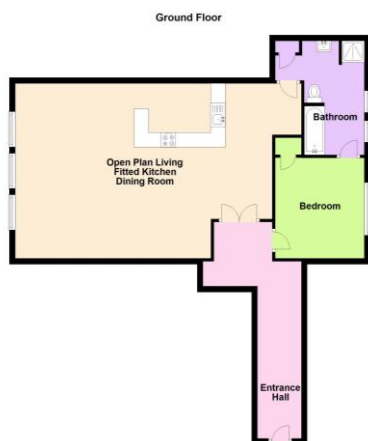
### Bathroom 14'8" x 10'8" maximum measurement

Fitted with modern shower, bath and toilet design; comes with heated towel rail and wall-mounted fan heater, built-in cupboard includes washing machine, recently-fitted immersion heater.

### Outside

The property enjoys well maintained communal grounds.

**VALUATIONS:** If you are considering selling we would be happy to advise you on the value of your own property together with marketing advice with no obligation.



**IMPORTANT NOTE:** The floor plans are **NOT TO SCALE** and are intended to be used as a guide only. They should **NOT** be used for any other purpose. Similarly, the plans do not represent the décor of the property including the floor coverings, wall coverings, fixtures and fittings.



### Energy Efficiency Rating

Current Rating – D 68

Potential Rating – B 84

**IMPORTANT NOTE:** We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be relied upon as an accurate measurement. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to a purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & Valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property and/or its fixtures and fittings.