

JAMES SELICKS

FLAT 21 THE COTTON MILL

KING STREET
LEICESTER, LE1 6RN

GUIDE PRICE £175,000



A beautifully presented loft-style apartment, full of industrial character and charm, ideally located just off the ever-popular New Walk. Offered with no upward chain, this second-floor home blends period features with modern comforts, for stylish city living.

Communal & private entrance hall • open plan kitchen/living/dining area • double bedroom • open en-suite • bedroom two • bathroom • no upward chain • EPC - D

Location

This impressive Grade II Listed Victorian former factory is located in the heart of the city centre, providing convenient access to fashionable bars, restaurants and shopping, as well as leisure activities, the professional quarters and mainline railway access to London St Pancras in approximately one hour.

Accommodation

Stepping through the large wooden front door, you're greeted by a welcoming hallway with wood-effect flooring, a practical storage cupboard housing the water tank and washing machine plumbing, and space for everyday essentials. Exposed beams and industrial-style lighting set the tone straight away, giving a taste of the apartment's unique character. The open-plan living, kitchen, and dining space is the heart of the home, a stylish mix of exposed brickwork, painted and natural beams and striking metal-railed lighting with engineered wood flooring. Flooded with light from two sash windows, it's a space that feels both bold and inviting. The kitchen, with its grey units and vibrant red accents, is fitted with a Westinghouse stainless steel oven, electric hob with extractor, slimline dishwasher, and separate fridge and freezer, all combining function with contemporary flair. Whether entertaining friends or enjoying a quiet evening in, this is a room designed to impress.

The master bedroom is a generous double, blending exposed brickwork and a sash window with fitted wardrobe space. Its open en-suite feels effortlessly modern, complete with walk-in shower, wash basin set on a wooden shelf, WC, cream tiling, and chrome heated towel rail. The second bedroom adds versatility, working equally well as a guest room or home office, with sash window and exposed brick feature wall. The bathroom has a bath with shower over, WC, wash basin, cream tiling, chrome heated towel rail, and wood-topped shelving.

Lease information : We make every effort to ensure these details are correct, however they are subject to change, are not to be relied upon & MUST be verified by Purchaser's Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 2002.

Ground Rent: £150 per annum.

Service charge : £2,000 per annum. (plus buildings Insurance £840 per annum).

Service charge review period & review increase: Annually

Management: Butlins Plc.

Right to Manage company: The Cotton Mill (Leicester) RTM Company Limited

Local Authority: Leicester City Council, **Tax Band:** D

Conservation Area: New Walk. **Listing Status :** Grade II

Services: Offered to the market with all mains services & electric heating.

Broadband delivered to the property: Fibre, speed unknown.

Wayleaves/Rights of Way/Covenants: None out of the ordinary for apartment blocks.

Accessibility issues: The apartment is on an upper floor, there is a lift.

Planning issues: None our Clients are aware of.





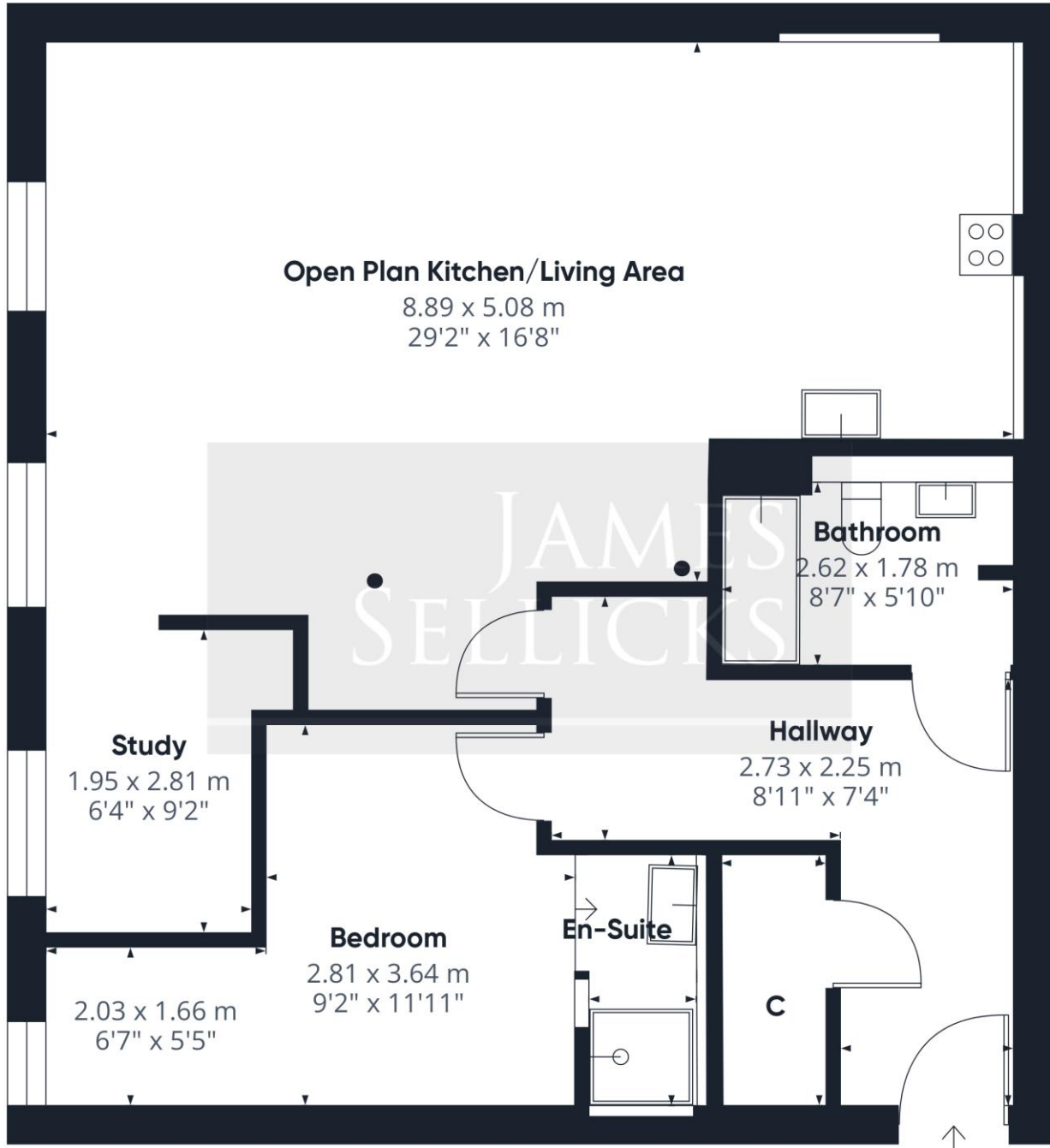


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		
	(81-91) B		
	(69-80) C		79
	(55-68) D	57	
	(39-54) E		
	(21-38) F		
Not energy efficient - higher running costs	(1-20) G		
England & Wales		EU Directive 2002/91/EC	

Approximate total area⁽¹⁾

86.5 m²
931 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

