

JAMES
SELICKS

407 ST. GEORGE'S MILL

LEICESTER LE1 1SY

GUIDE PRICE £280,000



A superb, three bedroom, two bathroom duplex apartment with a fantastic open plan living, dining and kitchen area, ample storage space and real oak hardwood floors throughout.

This apartment is located on the fourth floor of this development, enjoying the character features of this historic building including steel beams and large feature mill windows, providing an abundance of natural light.

Communal entrance hall • private entrance hall • open plan living, dining and kitchen area • master bedroom • en-suite shower room • two further bedrooms • walk-in wardrobe • bathroom • one secure allocated parking space • EPC - D

Location

St George's Mill is located within Leicester's cultural quarter on Humberstone Road, giving excellent access to the Curve Theatre and Phoenix Square Cinema. The city centre with its professional quarters and abundance of restaurants and shopping facilities is within walking distance as is the mainline railway station with links to London St Pancras in one hour.

The development enjoys all the character features of an historic building with all apartments having large mill windows providing an abundance of natural light, alongside the new-build areas and interiors of the building which blend perfectly, retaining individuality.

Accommodation

The building is entered via a communal hallway housing secure post box facilities and providing lift access to the upper floors. The apartment itself is entered via a private entrance hall housing two useful storage cupboards, the stairs to the upper floor and the intercom system.

The stunning open plan living, dining and kitchen area enjoys an abundance of natural light by virtue of three large feature arched windows and has wooden flooring and ceiling spotlights. The kitchen itself boasts a good range of white eye and base level units with ample beech blockwood preparation services and upstands, and an undermounted stainless steel sink with mixer tap above. Integrated appliances include a stainless steel microwave oven and an oven with induction hob and contemporary stainless steel and glass extractor hood over; there is also plumbing and space for a washing machine and freestanding fridge-freezer.

Upstairs, the master bedroom boasts an impressive vaulted ceiling with Velux windows and a feature circular window, an excellent range of built-in wardrobes with cupboards over, ceiling spotlights and an en-suite shower room with a three piece suite comprising an enclosed WC, a large shower cubicle and a wall hung wash hand basin with mixer tap, shelf, electric shaver point, and mirror above, ceiling spotlights, a heated towel rail, fully tiled walls and tiled floor.

Bedroom two is also a double room, with ceiling spotlights and three feature windows overlooking the living area. Bedroom three has a window to the side and ceiling spotlights. The bathroom has a four piece suite comprising an enclosed WC, a wall hung wash hand basin with mixer tap, electric shaver point, shelf and mirror above, a wood panelled bath with handheld shower attachment and a large, separate tiled shower enclosure with personal and drench shower heads, a heated towel rail, fully tiled walls and tiled floor. There is also a walk-in wardrobe.







Outside

The property has the benefit of one secure allocated parking space.

Lease information: Whilst we make every effort to ensure these details are correct, they are subject to change, are not to be relied upon & **MUST** be verified by your Solicitor.

Tenure: Leasehold.

Lease Term: 125 years from 2005.

Ground Rent: £150 per annum.

Service charge: £3,000 per annum.

Service charge review period & review increase: Annually.

Management: Blue Property.

Listed Status: Grade II.

Conservation Area: St George's.

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

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

Broadband delivered to the property: Unknown.

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years: None our Clients are aware of.

Planning issues: None our Clients are aware of.

Accessibility: No specific accessibility modifications made. There is a lift in the building.





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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.



Approximate total area⁽¹⁾
128.2 m²
1381 ft²
Reduced headroom
0.2 m²
2 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

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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