



## 16 THE COTTON MILL

35 King Street,  
Leicester, LE1 6RN

A fantastic, first floor two bedroom apartment, located in this most beautiful and iconic former Victorian cotton factory, in the heart of Leicester city centre. The apartment is situated on the corner of the building, affording a bright and sunny aspect and boasting a wealth of original features including steel beams and exposed brickwork.

Internal inspection of this beautiful property is highly recommended.

- Communal entrance hall • private entrance hall • open plan living area • two bedrooms • bathroom • separate WC • one allocated parking space • No upward chain • EPC - C

The property is best approached on foot from our city centre office. Proceed along Granby Street turning left onto Belvoir Street and eventually left into King Street where The Cotton Mill is located on the right side.

### LOCATION

The Cotton Mill is an impressive landmark building located at the bottom of New Walk which was converted by English Heritage in 2002, maintaining its original facade and original sash windows whilst having a stylish and contemporary interior. The location provides convenient access to the professional quarters of the city and mainline railway station. Fashionable bars, restaurants, shopping facilities, and sporting, leisure and cultural activities are just a short walk away.

### ACCOMMODATION

The building is entered via a communal reception hall housing the apartment post boxes, stairs and lift to all floors. The apartment itself is entered via a solid wood front door with security lock leading into a private entrance hall with exposed ceiling beams and spotlighting, housing the video intercom entry system. A walk-in storage/utility cupboard with light and power provides plumbing for washing machine and tumble dryer, and houses the pressurised water and heating system. A cloakroom provides a low flush WC and wash hand basin, wall heater, spotlights, part tiled walls and tiled floor. The fantastic open plan living space has two sash windows to the side, exposed ceiling beams, steelwork and brick walls and three original sash windows to rear elevation. The kitchen boasts an excellent range of contemporary style base level units with soft-closing drawers and ample roll edge preparation surfaces above, a ceramic four-ring hob with Prima stainless steel oven, stainless steel splashback and stainless steel extractor unit above, a stainless steel sink and drainer unit, integrated fridge, freezer and slimline dishwasher, wood laminate effect flooring.

The master bedroom has an original sash window to the rear elevation, exposed brick walls, beams and steelwork. Bedroom two has an original sash window to the rear, exposed brickwork and ceiling beam. The bathroom has a panelled bath with shower attachment over, a contemporary square wash hand basin, low flush WC, electric shaver point, spotlighting, part tiled walls and stone tiled floor.

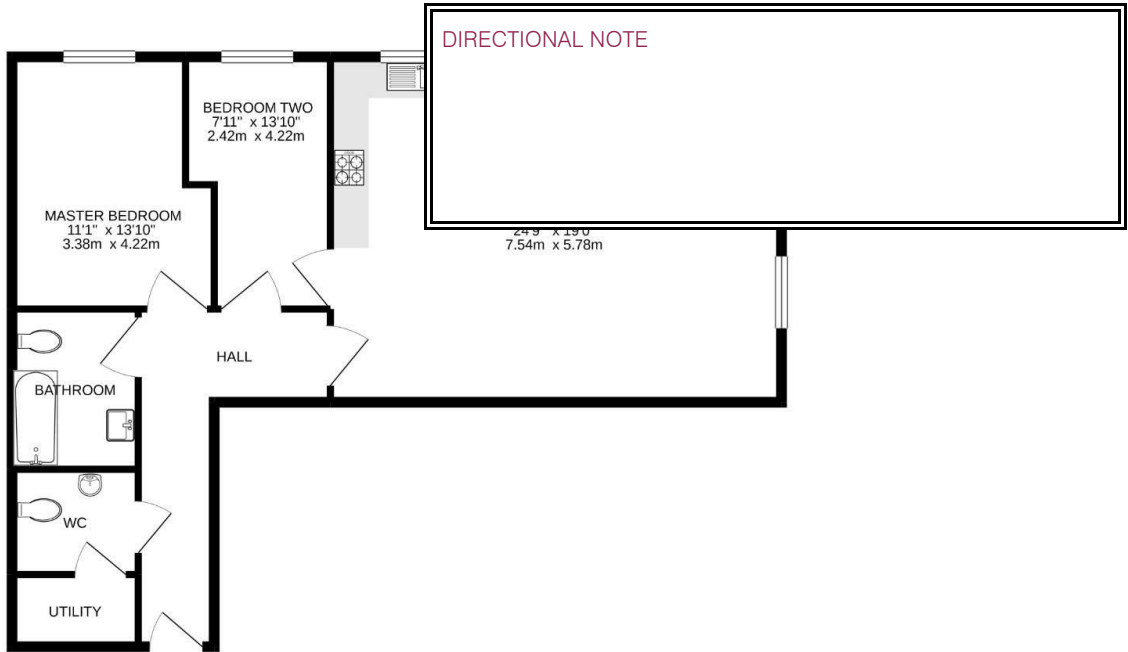
### PARKING

The property has one allocated parking space.

### DIRECTIONAL NOTE



**16 The Cotton Mill, 35 King Street, Leicester, LE1 6RN**  
 Total Approx Gross Internal Floor Area 949.00 sq ft  
 Measurements are approximate. Not to scale. For illustrative purposes only.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>74</b>	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

**Important Notice**

James Sellicks for themselves and for the Vendors whose agent they are, give notice that: 1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice. 2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3) No person in the employment of James Sellicks has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors. 4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**Measurements 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.



[www.jamesellicks.com](http://www.jamesellicks.com)



**Leicester Office**  
 56 Granby Street  
 Leicester LE1 1DH  
 0116 2854 554  
 mh@jamesellicks.com

**Market Harborough Office**  
 01858 410008

**Oakham Office**  
 01572 724437

**London Office**  
 0207 839 0888

