



Apartment 113, 7 St Georges Mill

Wimbledon Street, Leicester LE11SY

MOORE  
& YORK





### Property at a glance:

- First Floor Apartment
- Set within St.Georges Mill
- Open Plan Kitchen/Living Area
- Two Double Bedrooms
- Electric Heating & Double Glazing
- Walking Distance Local Facilities & Train Station
- No Upward Chain
- Viewing Essential

Guide Price £140,000 Leasehold



Well presented and spacious first floor two double bed roomed 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. The well planned double glazed accommodation briefly comprises secure communal entrance, leading to access via lifts and stairwell to apartments and car parking, spacious entrance hall, open plan living room incorporating sitting, dining and kitchen areas, two double bedrooms, one with en-suite bathroom, and family bathroom.

#### DETAILED ACCOMMODATION

Secure door access leading to;

#### COMMUNAL ENTRANCE

With concierge service and lifts providing access to apartments and to secure allocated parking.

#### SPACIOUS ENTRANCE HALL

27' 7" x 7' 10" (8.41m x 2.39m) Wall mounted heater, original pillars, boiler cupboard.

#### OPEN PLAN LIVING ROOM

#### LOUNGE/DINING AREA

22' 8" x 12' 4" (6.91m x 3.76m) Tall sealed double glazed window, wall mounted heater, TV point, archway leading to;

#### KITCHEN AREA

10' 1" x 7' 1" (3.07m x 2.16m) Comprising circular sink and drainer with cupboard under, matching base units with work surfaces over, drawers and cupboards under, complimentary wall mounted eye level cupboards, fridge freezer space, plumbing for washing machine, built in oven and four piece ceramic hob.











## **BEDROOM 1**

12' 5" x 10' 7" (3.78m x 3.23m) Sealed double glazed window, tv point, wall mounted heater

## **EN-SUITE BATHROOM**

7' 9" x 6' 10" (2.36m x 2.08m) Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs.

## **BEDROOM 2**

Sealed double glazed window, wall mounted heater.

## **FAMILY BATHROOM**

Three piece suite comprising panelled bath, pedestal wash hand basin and low level WC, heated towel rail, tiled splash backs.

## **SERVICES**

All main services except gas are understood to be available. Central heating is electric, electric power points are fitted throughout the property, windows are double glazed.

## **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.

## **TENURE**

Leasehold 125 years starting date 13th July 2006 106 years remaining  
service charge £237pcm

## **COUNCIL TAX BAND**

Leicester C

## **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.

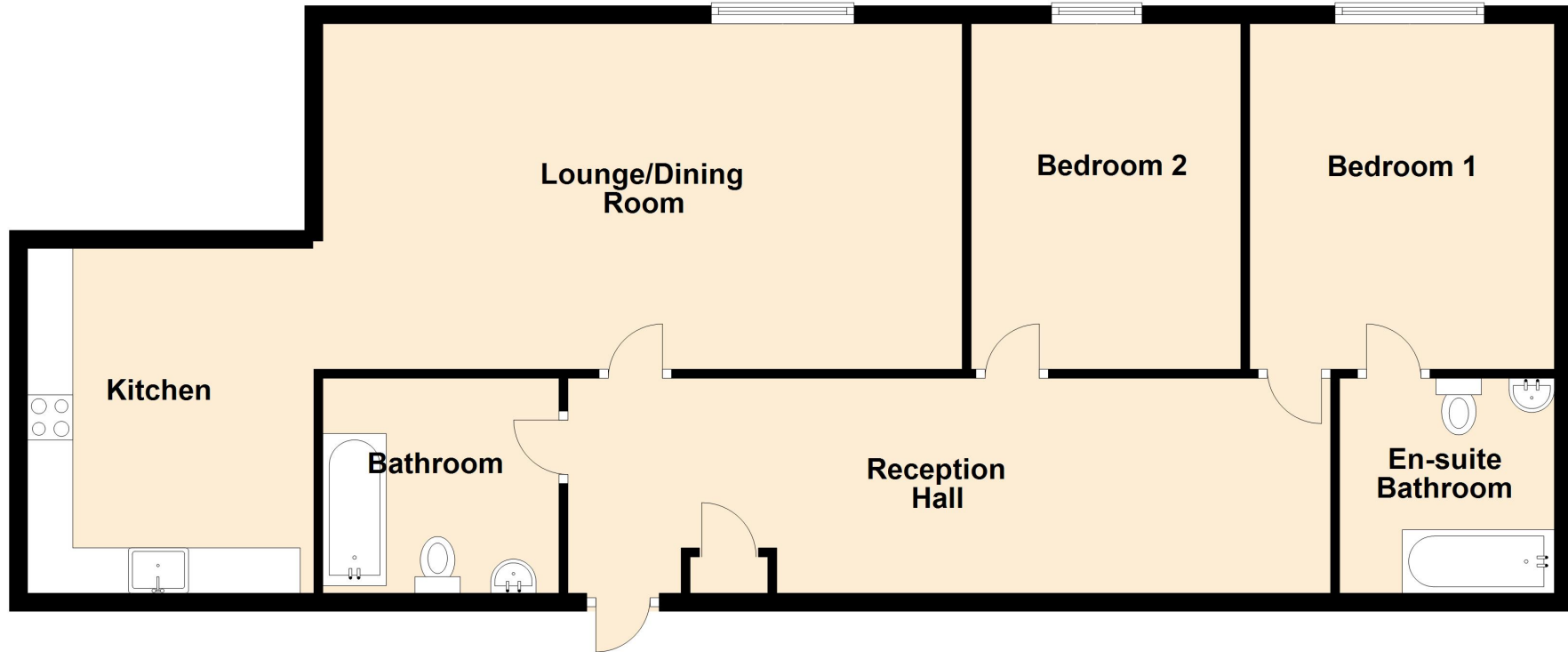






## Ground Floor

Approx. 98.0 sq. metres (1055.1 sq. feet)



Total area: approx. 98.0 sq. metres (1055.1 sq. feet)

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



