



Apartment 202, St Georges Mill, Humberstone Road,  
Leicester, LE5 3GW



# Apartment 202, St Georges Mill, Humberstone Road, Leicester,

LE15 3GM

This second floor apartment provides well proportioned accommodation including an entrance hall, two bedrooms (with an en-suite bathroom to the master), fitted shower room and an open plan kitchen / living area.

The property benefits from double glazing and a secure video intercom entry system.

Situated in a secure apartment building, the property is located in Leicester City Centre within walking distance of excellent amenities including shops, restaurants, bars and theatres.

The property is currently let on a monthly rolling contract, generating an income of £700 per calendar month.

An ideal investment opportunity. Viewing is highly recommended.

**Guide Price £125,000**





### **Directions**

The building entrance for Apartment 202 can be located on Humberstone Road from Charles Street, Leicester.

### **GROUND FLOOR ACCOMMODATION**

#### **Concierge/Reception**

With a communal area, and lifts giving access to the second floor accommodation.

### **SECOND FLOOR ACCOMMODATION**

#### **Private Entrance Door**

Leading into the:-

#### **Entrance Hall**

Video intercom system, spotlighting, electric heater, and access to two bedrooms, bathroom and the open plan kitchen / living area.

#### **Open Plan Kitchen / Living Area**

KITCHEN AREA:- Fitted with a range of wall and base units with roll edge work surfaces over, stainless steel sink and drainer unit with a mixer tap, space and plumbing for a washing machine, built-in electric oven, built-in electric hob with an extractor fan over, space for a tall fridge/freezer, open access to the:-

LIVING AREA:- Spotlighting, electric heater, and three double glazed floor-to-ceiling windows.

#### **Bedroom One**

Double glazed window, spotlighting, electric heater, and a door leading to the:-

#### **En-Suite Bathroom**

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin, and a panelled bath. Spotlighting, heated towel rail.

### **Bedroom Two**

Double glazed window, spotlighting, electric heater.

### **Shower Room**

Fitted with a three piece suite comprising a low level flush w/c, pedestal wash hand basin, and a shower cubicle. Heated towel rail.

### **LEASEHOLD**

We are informed that the property is leasehold. For further information please contact Thomas James Estate Agents.

### **Referral Arrangement Note**

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DISCLAIMER NOTES

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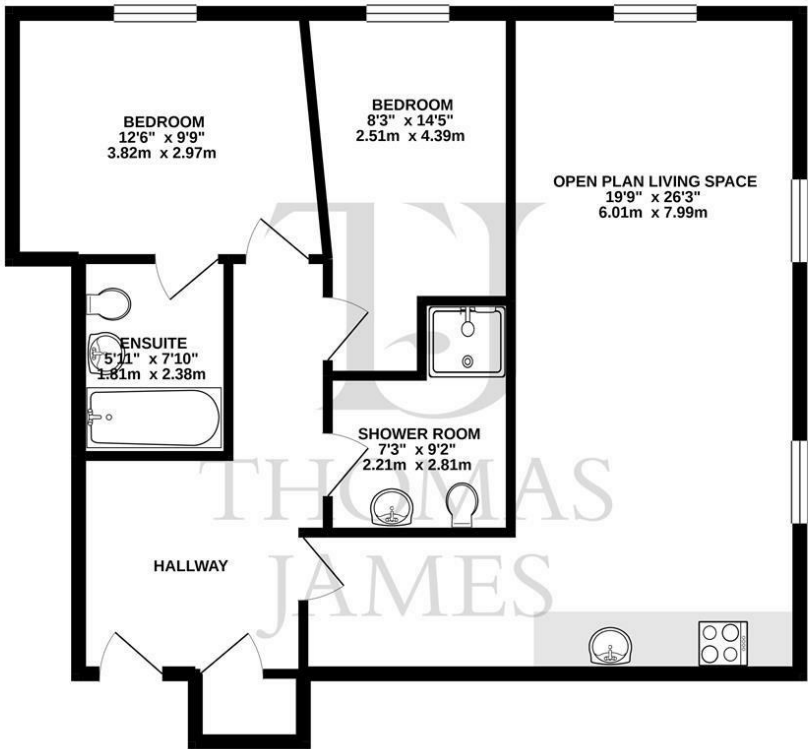
MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

SECOND FLOOR  
789 sq.ft. (73.3 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 sq.m.) approx.  
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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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