



Royal Mills, Cotton St - Offers Over £450,000

Welcome to the sought after, Grade II Listed, Royal Mills! This apartment consists of two double bedrooms, both of which have an ensuite bathroom, a large open plan living/kitchen area and a spacious mezzanine level. The apartment itself is positioned on the top floor and spans over 1,400 square feet. There is an abundance of original features such as wooden beams, steel beams, exposed brick work and large windows which allow floods of daylight into the apartment.

- Two Double Bedrooms
- Open Plan Living and Kitchen Area
- Two Car Parking Spaces
- Large Mezzanine Level
- Top Floor Apartment
- Original Features Throughout
- Concierge Onsite
- Highly Sought After Development

DESCRIPTION

Welcome to the sought after, Grade II Listed, Royal Mills! This apartment consists of two double bedrooms, both of which have an ensuite bathroom, a large open plan living/kitchen area and a spacious mezzanine level. The apartment itself is positioned on the top floor and spans over 1,400 square feet. There is an abundance of original features such as wooden beams, steel beams, exposed brick work and large windows which allow floods of daylight into the apartment.

GENERAL

Rental Yield: 5.2% (Based on expected rental price of £1950pcm)
 Service Charge: £6,840 per annum
 Ground Rent: £175 per annum
 Lease: 150 years from 2004
 Square Footage: 1414 Square feet
 Council Tax Band: F
 Management Company: Zenith Management Company

HALLWAY

Natural oak flooring, wall lights, access to storage cupboard with plumbing for washing machine, access to cupboard housing the boiler, wall mounted heater, intercom.

BATHROOM

Accessed via the hallway, a three piece bathroom comprising bath with shower attachment over, WC, sink with mixer tap, heated towel rail, partially tiled walls, tiled flooring, extractor and wall lights.

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, wall lights and entrance to the ensuite.

BEDROOM

Double glazed window, carpeted flooring, wall mounted heater, phone/TV point, wall lights and entrance to the ensuite.

LIVING ROOM

Double glazed window, natural oak flooring, wall mounted heater, phone/TV point, intercom entry system and wall lights.

KITCHEN

Open plan to the living area, the kitchen comprises wall and base units, integrated fridge/freezer, integrated dishwasher, built-in oven with four ring hob and extractor over, stainless steel sink with mixer tap and drainer, tiled flooring, spotlights and extractor.

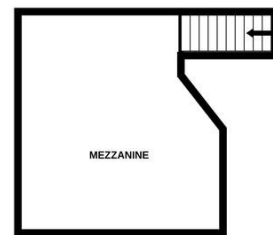
MEZZANINE LEVEL

Accessed via staircase from the living room, carpet flooring, wall lights.



GROUND FLOOR
1134 sq.ft. (105.4 sq.m.) approx.

1ST FLOOR
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.4 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 is given as to their availability or efficiency from the dates.

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If floor plans were included, these may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 58 D | 58 D |
| 39-54 | E | | |
| 21-38 | F | | |