



THE COTTON MILL, KING STREET, LEICESTER

£995

Welcome to The Cotton Mill, a remarkable first-floor apartment located at 35 King Street. This stunning two-bedroom residence is set within a Grade II listed Victorian factory conversion, offering a unique blend of historical charm and modern living.

The apartment boasts a spacious entrance hall, complete with a built-in double cupboard and a convenient utility store. The heart of the home is the superb open-plan lounge, dining, and kitchen area, which is perfect for both entertaining and everyday living. The kitchen is equipped with high-quality stainless steel appliances, including an oven, hob, and extractor, ensuring a stylish and functional space for culinary enthusiasts.

The master bedroom features an ensuite bathroom, which includes a large shower, WC, and wash hand basin, providing a private retreat. A second well-proportioned bedroom is also available, along with a main bathroom that is fitted with a modern three-piece suite, catering to all your needs.

Situated close to the City Centre, De Montfort University, and Leicester Royal Infirmary, this apartment is ideally located for both professionals and students alike. Additionally, the property

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Leicester
61 Granby Street
Leicester
Leicestershire
LE1 6FB

01162 756360
enquiries@mooreandyork.co.uk

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