James Sellicks

54 Phoenix Square

LEICESTER CITY CENTRE

Guide Price: £125,000



An immaculately presented, one bedroom, one bathroom apartment located on the top floor of this truly unique building in the heart of the Cultural Quarter, suitable for both first time buyers and investors alike.

Communal entrance hall • private entrance hall • open plan living/dining/kitchen area • Juliet balcony • double bedroom • bathroom • EPC - B

Location

Phoenix Square sits right in the heart of Leicester's vibrant Cultural Quarter, close to Curve Theatre giving excellent access to the city centre with its professional quarters and mainline railway station, trendy bars, restaurants and shopping facilities.

Accommodation

The building is entered via a communal entrance hall housing the stairs and lifts to all floors. The apartment itself is entered via a solid wood front door into a hallway housing a utility and storage area with the washing machine, plumbing, fuseboard and the water tank. The stunning open plan living/dining area/kitchen is a lovely light area, having carpeted flooring in the living area and a sliding door to a Juliet balcony providing city skyline views. The kitchen boasts a good range of eye and base level units and ample preparation surfaces, a stainless steel sink and drainer unit, integrated appliances include a CDA dishwasher, CDA oven, CDA microwave and a fridge freezer, inset ceiling spotlights and tiled flooring.

The double bedroom is a good size with a window enjoying skyline views, carpeted flooring and space for a wardrobe and dressing table. The bathroom provides a three piece suite comprising a bath with shower over, WC and wash hand basin, heated towel rail, part tiled walls and tiled floor.

Parking

Whilst no parking is available with the apartment, there may be spaces available to rent from Metro PM at a cost.

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and MUST be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold
Lease Term: 140 years from 2012.
Service Charge: £2,800 per annum (including water rates).
Ground Rent: £150 per annum
Management Company: Metro PM

Local Authority: Leicester City Council, Tax Band: B
Listed Status: None. Conservation Area: None.
Services: Offered to the market with all mains services and gas-fired central heating.
Broadband delivered to the property: Fibre, speed unknown.
Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.
Flooding issues in the last 5 years: None our Clients are aware of.













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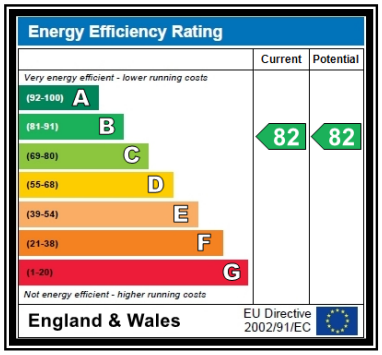
Measures and Other Information
All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

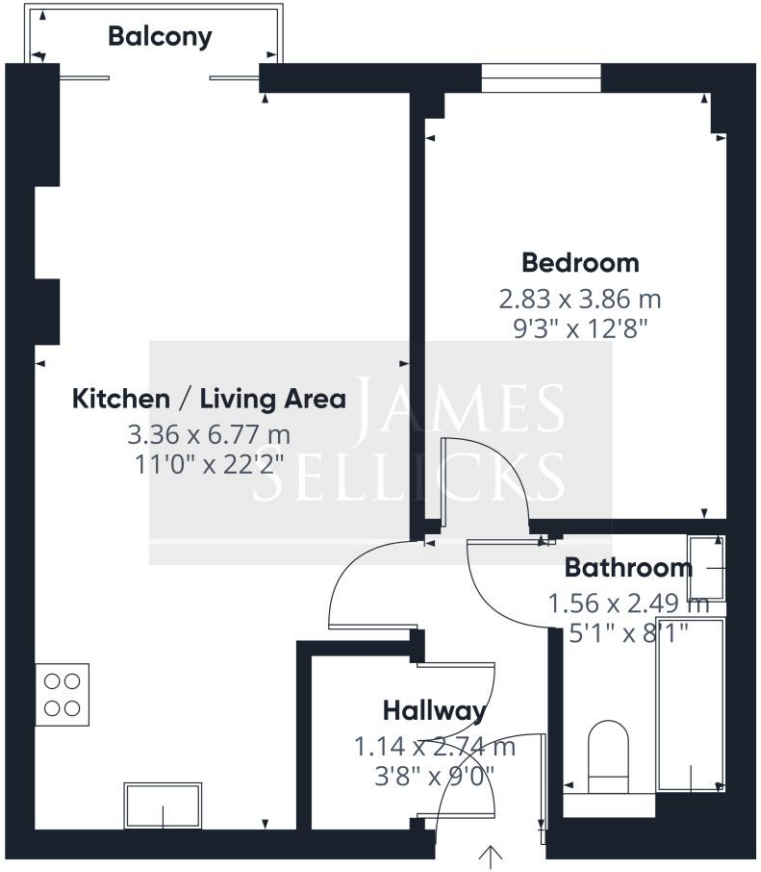


Apartment 54 Phoenix Square, Burton Street, Leicester LE1 1TL

Total Approximate Gross Internal Floor Area
434 SQ FT / 41 SQ M

Measurements are approximate.
Not to scale.
For illustrative purposes only.





JAMES SELLICKS