



READINGS

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Phoenix Square

9 Burton Street, Leicester, LE1 1TL

£200,000



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Designed by award-winning architects Marsh Grochowski, Phoenix Square is a unique development in the heart of Leicester's vibrant St George's Cultural Quarter. It features 63 apartments, an independent arts cinema, office studios, and creative workspace.

This three-bedroom duplex apartment includes:

An entrance hall with a handy storage cupboard and space for a washing machine, plus a cloakroom/WC.

An open-plan 'L' shaped living/dining kitchen with sliding doors leading to a roof terrace garden.

Stairs leading to three good-sized bedrooms, including a master bedroom with en-suite shower room, and a separate bathroom.

The apartment also comes with one car parking space in a secure undercroft carpark.

It's also offered for sale with the benefit of no onward chain.

Property Information

Tenure: Leasehold. 150 years from and including 25 August 2009. 135 years remaining.

Local Authority: Leicester city council
Council Tax Band: D

Services: The property is offered to the market with electric heating.

Multiple Options for Broadband/mobile phone signal.

Service Charge: £4,013.49 per annum.

Ground Rent: £150 per annum.





Consumer Protection Legislation

These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

Tenure

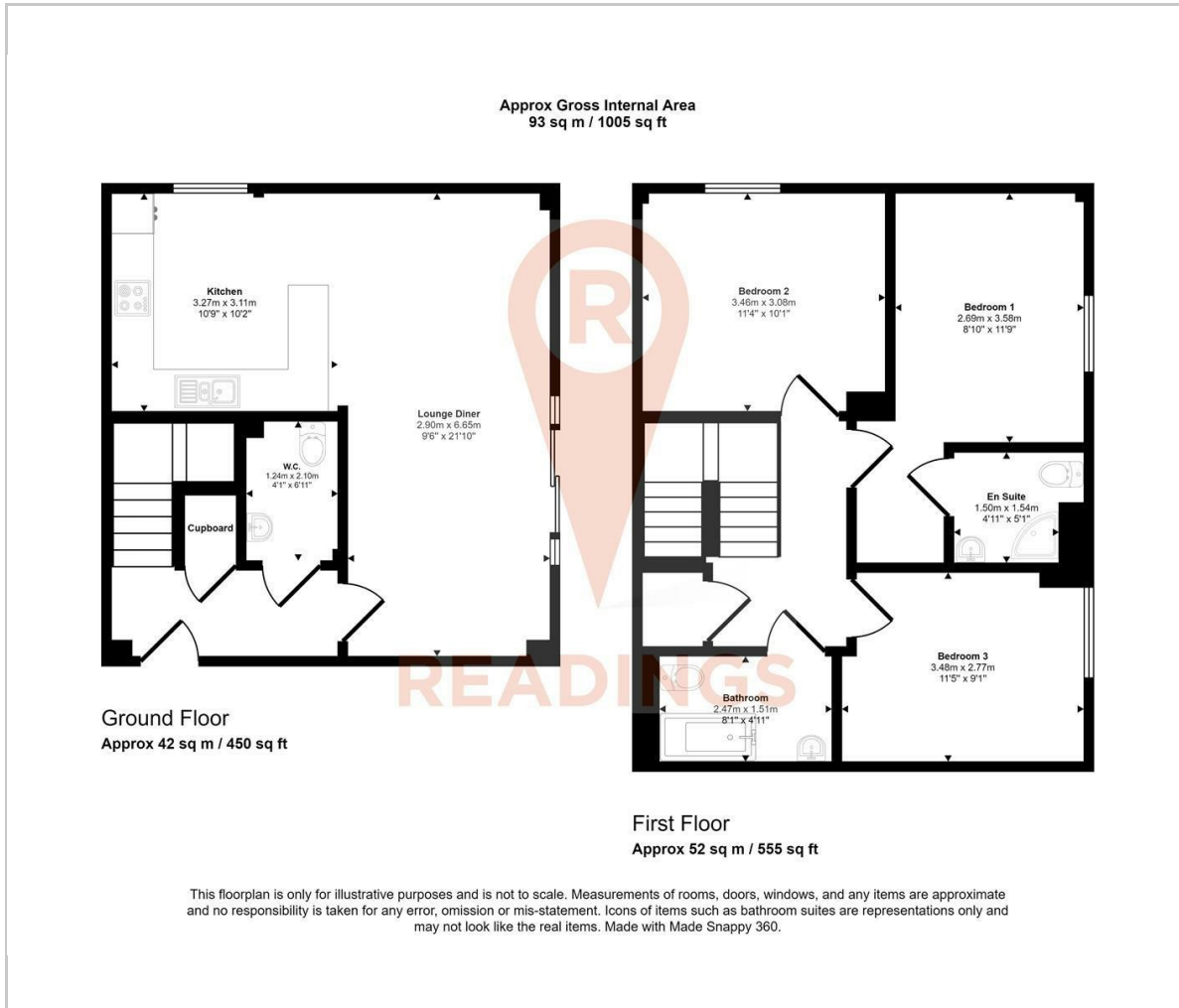
The property is being sold leasehold with Vacant Possession upon completion. Lease 150 years from and including 25 August 2009. 135 years remaining. Service Charge: £4,013.49 per annum. Ground Rent: £150 per annum. **FIXTURES AND FITTINGS** - All the items mentioned in these sales details are to be included within the purchase price. **SERVICES** - None of the services, fitting or appliances (if any) heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

Anti Money Laundering

Under the Protecting Against Money Laundering and Proceeds of Crime Act 2002 all prospective purchasers proceeding with a purchase will be asked to provide us with photographic I.D. (e.g. Passport, driving licence etc) and proof of address (e.g. Current utility bill, bank statement, council tax demand). This information will be required before solicitors are instructed on a sale or purchase.



Floor Plan



Viewing

Please contact our Leicester Office on 0116 2227575 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph

