



READINGS

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Phoenix Square

Morledge Street, Leicester, LE1 1TH

Fixed Asking Price £110,000



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Discover urban living at its finest with Phoenix Square, a stunning development designed by the award-winning Marsh Grochowski architects. In the heart of Leicester's vibrant St George's Cultural Quarter, this exclusive location offers more than just a place to live—it's a lifestyle.

With 63 modern apartments, an independent arts cinema, office studios and creative workspaces, it's the perfect blend of convenience and culture.

This stylish apartment is ideal for first-time buyers seeking contemporary living. With a lift and stairs to all floors, this apartment features an entrance hall with a storage cupboard and space for a washing machine, a sleek open-plan living/dining kitchen with sliding doors to a balcony, spacious double bedroom and a modern bathroom.

Don't miss out on the chance to own a piece of this unique development!

Leasehold with 134 years remaining. Ground rent £150 per annum. Service charge currently £374.86 payable quarterly.

Property Information

Tenure: Leasehold - 134 years remaining. Ground rent £150 per annum. Service charge currently £374.86 payable quarterly.

Local Authority: Leicester City
Council Tax Band: B

Type of Construction type: External cladding currently being replaced through Leicester City Council. Work due to be completed August 2025.

Services: Mains water, drainage and electric heating.

Multiple Options for Broadband/mobile phone signal.

Flood Risk: No risk





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. **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

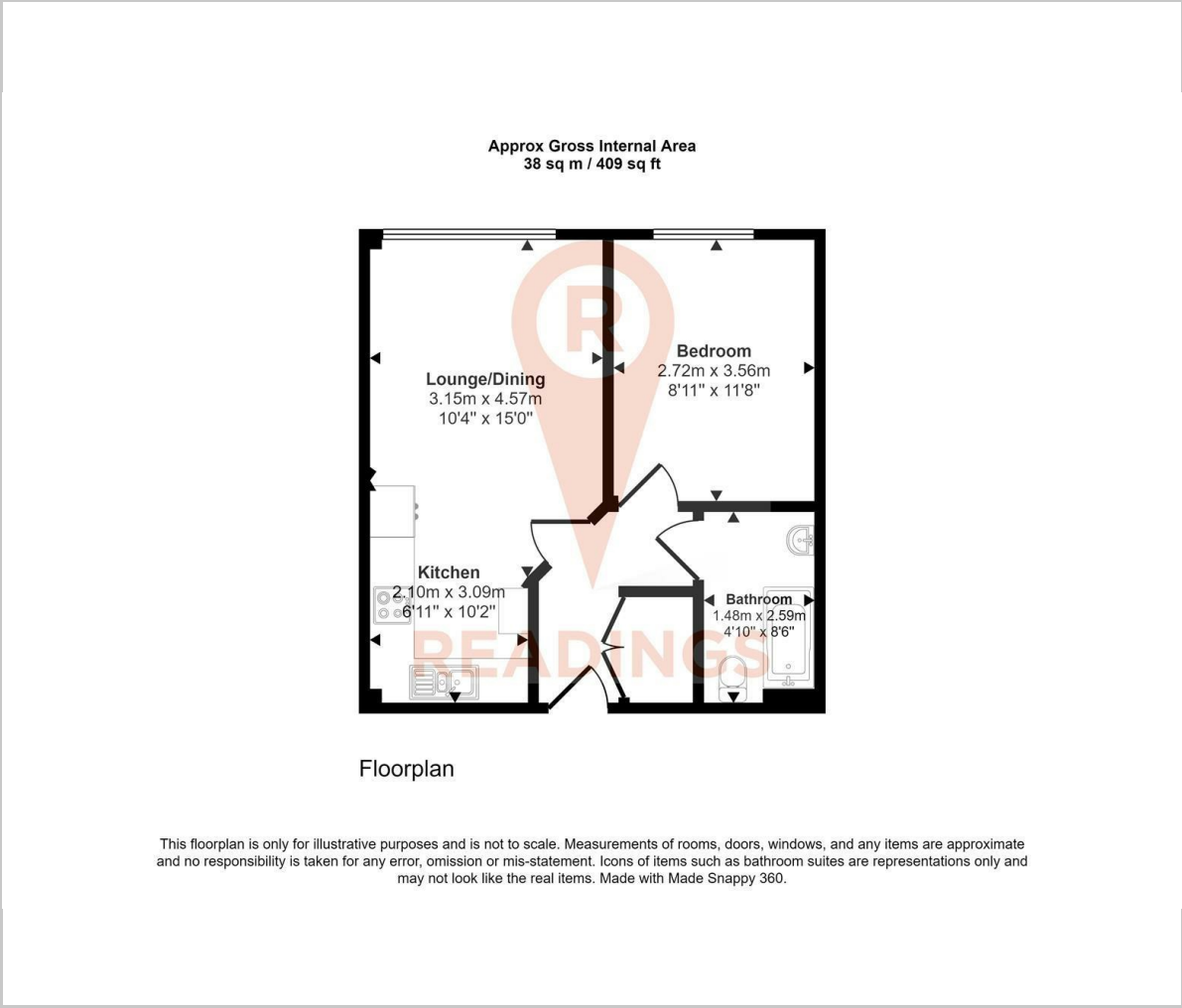
By law, we are required to carry out Anti-Money Laundering checks for all buyers and sellers. Once you instruct us to market your property, or once your offer has been accepted, a fee of £18 (including VAT) per person is payable to complete these checks.

For sellers, this fee must be paid before we can publish your property for sale, and for buyers, it's required before we can issue the memorandum of sale.

The fee is non-refundable and is paid directly to Landmark Information Group. We receive a portion of this fee for facilitating the verification process.



Floor Plan



Viewing

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

Area Map



Energy Efficiency Graph

