

The Zenith Building, Colton Street

£250,000

A stunning three-bedroom duplex penthouse in Leicester city centre, boasting amazing views, large balconies, a roof terrace, modern décor, and secure parking. Close to amenities and transport links.

Council Tax band: E

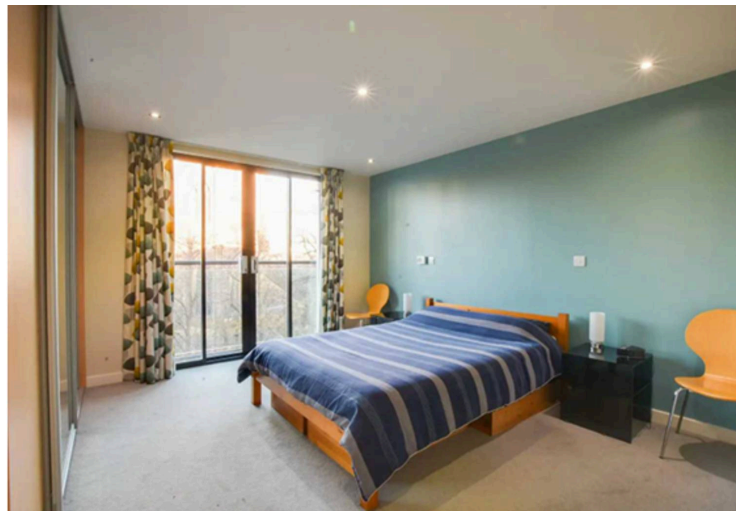
Tenure: Leasehold

EPC Energy Efficiency Rating: D



0116 274 5544





Entrance Hall

12' 4" x 8' 7" (3.76m x 2.62m)

Accessed via a lift, with door to communal hallway, entry phone, coat rack, wooden and glazed staircase leading to the lower floor, engineered wood flooring, spotlights.

Lounge Dining Area

26' 6" x 16' 8" (8.08m x 5.08m)

With windows and French doors to the front elevation leading to the balcony with views over the city centre. Further doors to the side elevations leading to the roof terrace and a further balcony, engineered wood flooring, two electric heaters and spotlights

Kitchen Area

13' 4" x 9' 7" (4.06m x 2.92m)

With gloss wall and base units with quartz work surfaces over, sink, drainer and mixer tap, Neff electric induction hob, Neff oven and extractor hood over, integrated Neff dishwasher, integrated Neff fridge freezer, integrated Neff microwave, glass back panels, spotlights.



Bedroom Three

13' 7" x 8' 2" (4.14m x 2.49m)

With patio door to the front elevation leading to balcony, fitted shelving, electric heater, spotlights.

Ground Floor Hallway

With storage cupboards, hot water cylinder, entry phone, electric heater, spotlights.

Utility Room

4' 6" x 2' 8" (1.37m x 0.81m)

With shelving, power and lighting, plumbing for washing machine.

Principal Bedroom

With door to the side elevation leading to the balcony, patio doors to the front elevation to the Juliet balcony, Sliderobes fitted wardrobe, electric heater. spotlights.

Bedroom Two

13' 6" x 12' 7" (4.11m x 3.84m)

With patio sliding doors providing access to the balcony, fitted wardrobe, electric heater, spotlights.

Shower Room

8' 9" x 8' 0" (2.67m x 2.44m)

With vanity wash hand basin with storage below, low-level WC with storage cupboard behind, double shower cubicle with rainfall shower, tiled floor, extractor fan, spotlights, chrome heated towel rail.

Roof Terrace

Large secluded terrace enjoying extensive views over the city, with seating area and exterior lighting.

Allocated Parking

The property benefits from a secure underground car park with one allocated space.

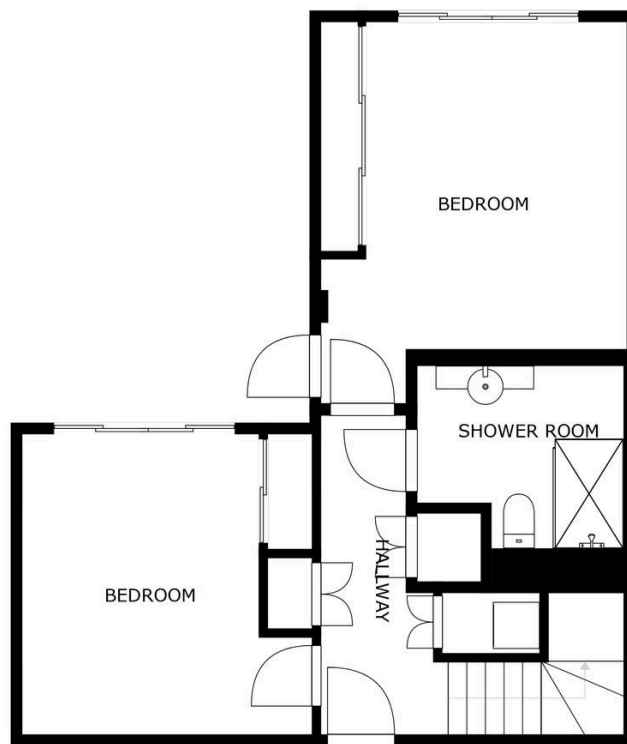
Lease Information:

Lease Expiry Date: 06/03/3005

Service Charges: £4637.00 Per year

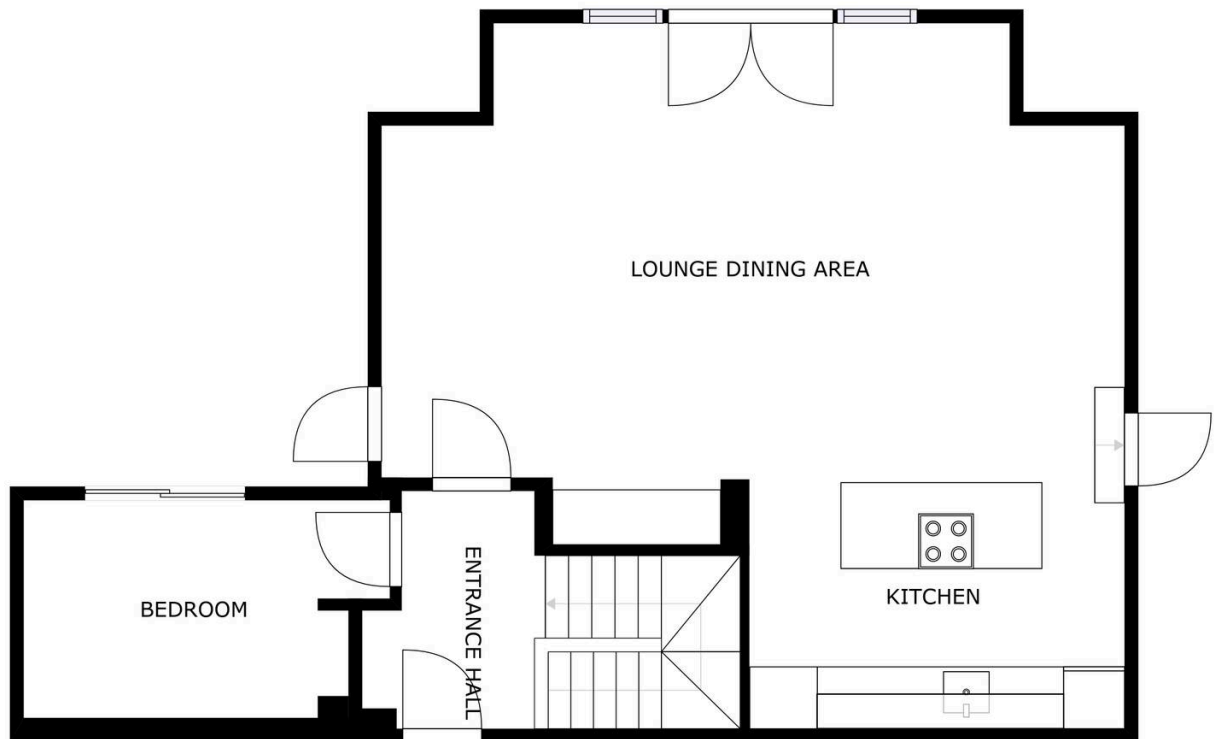
Included: Buildings insurance, all maintenance of common parts, reserve fund

Ground Rent: £500 per year



FLOOR 1

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



We'll keep you moving...



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