

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

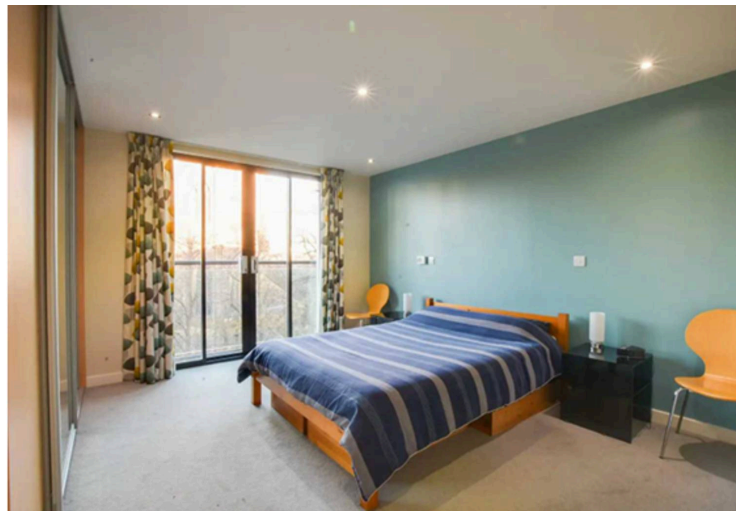
EPC Energy Efficiency Rating: D



Knightsbridge
Estate Agents

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.

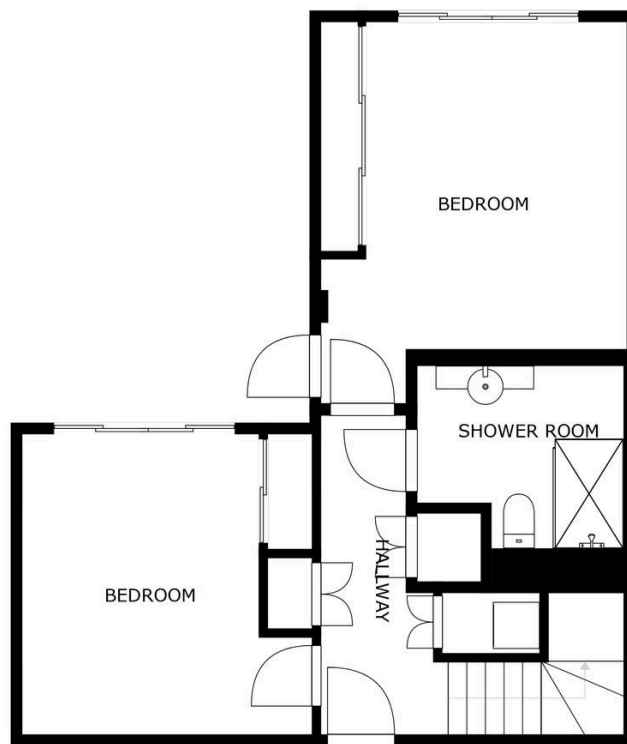
Lease Information:

Lease Expiry Date: 06/03/3005

Service Charges: £4637.00 Per year

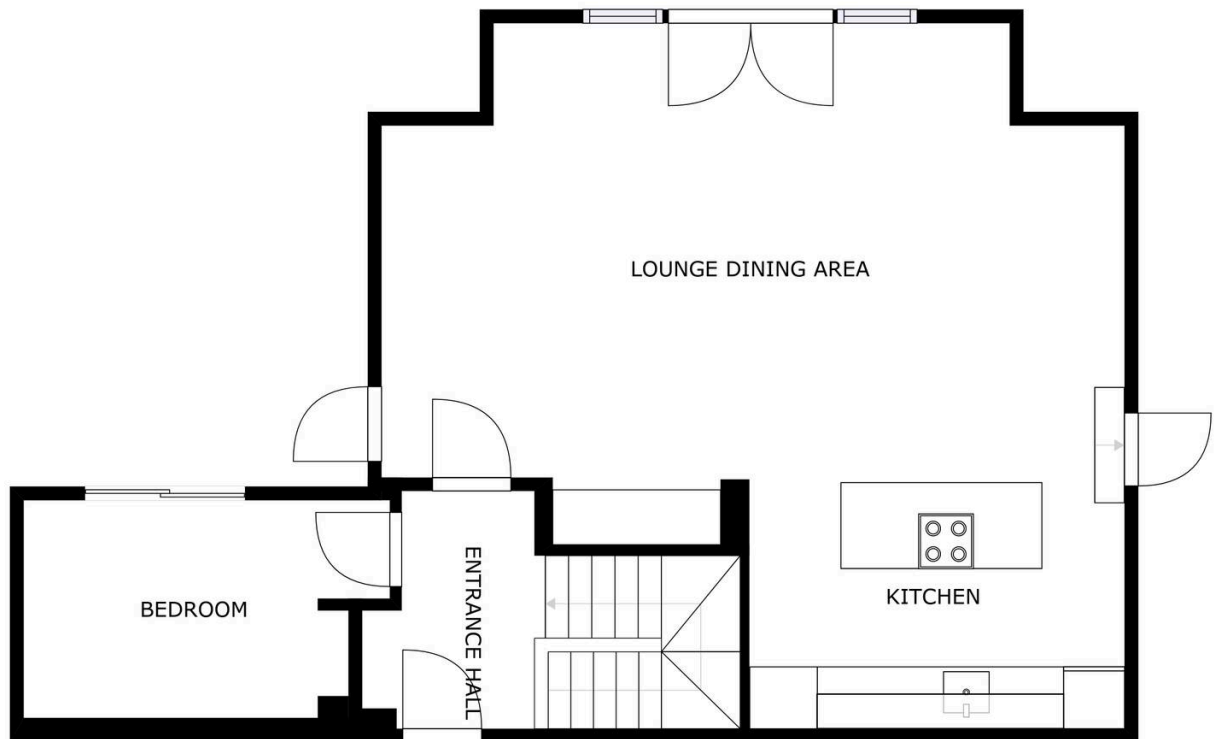
Included: Buildings insurance, all maintenance of common parts, reserve fund

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...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.