



## Phoenix Square, Burton Street, City Centre

£260,000

Designed by architects Marsh Grochowski, Phoenix House is a stylish development located in the heart of St George's Cultural Quarter. Benefitting from three bedrooms, including principal en-suite.

Council Tax band: D

Tenure: Leasehold

EPC Energy Efficiency Rating: B



0116 274 5544







### **Communal Entrance Hall**

With lift to the upper floors.

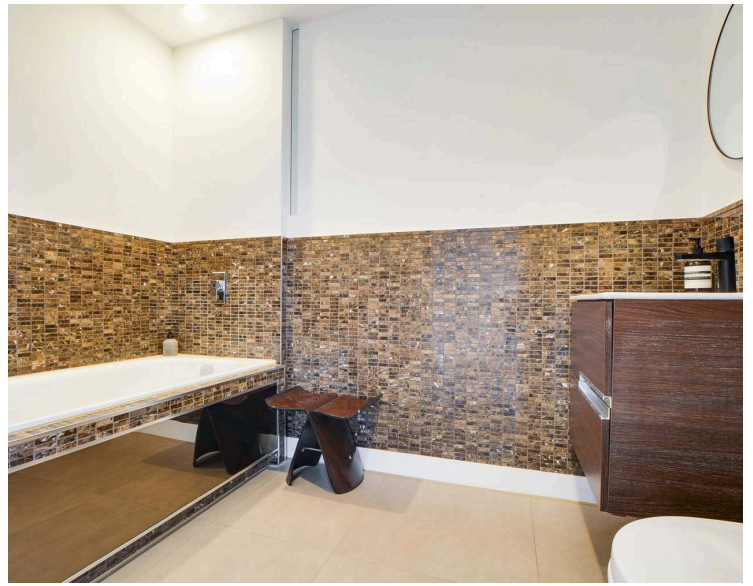
### **Entrance Hall**

With leather effect tiled floor, under stairs storage cupboard housing plumbing for washing machine, spotlights, stairs to the first floor.

### **Open Plan Fitted Living Dining Kitchen**

#### **Living Dining Area 15' 0" x 12' 9" (4.57m x 3.88m)**

With Velfac double glazed windows and doors providing views over Leicester City centre, access to a balcony, leather effect tiled floor, TV point, feature drop down lighting, Acupanel feature walls, wall mounted radiator, open aspect to the kitchen area.



### **Kitchen Area** 16' 8" x 12' 9" (5.07m x 3.88m)

With double glazed window, a range of wall and base units with solid granite work surface over, stainless steel sink and mixer tap, integrated appliances including a four ring ceramic Smeg electric hob and oven, extractor fan, integrated Smeg microwave oven, integrated fridge, integrated freezer, integrated dishwasher, leather effect tiled floor.

### **WC**

With leather effect tiled floor, Roca suite with low-level WC, vanity wash hand basin, part tiled walls.

### **First Floor Landing**

With radiator, storage cupboard housing boiler.

### **Bedroom One** 11' 7" x 9' 0" (3.53m x 2.74m)

With Velfac double glazed window, bespoke built-in double shoe storage, TV point, radiator, door leading to en-suite.

### **En-Suite**

A stylish en-suite shower room with a Roca suite with leather effect tiled floor, shower cubicle, vanity wash hand basin, low-level WC, extractor fan, part tiled walls.

### **Bedroom Two** 11' 10" x 10' 3" (3.60m x 3.12m)

With Velfac double glazed window, bespoke Sharps built in wardrobes, Acupanel feature walls, TV point, radiator.

### **Bedroom Three** 9' 8" x 7' 3" (2.94m x 2.20m)

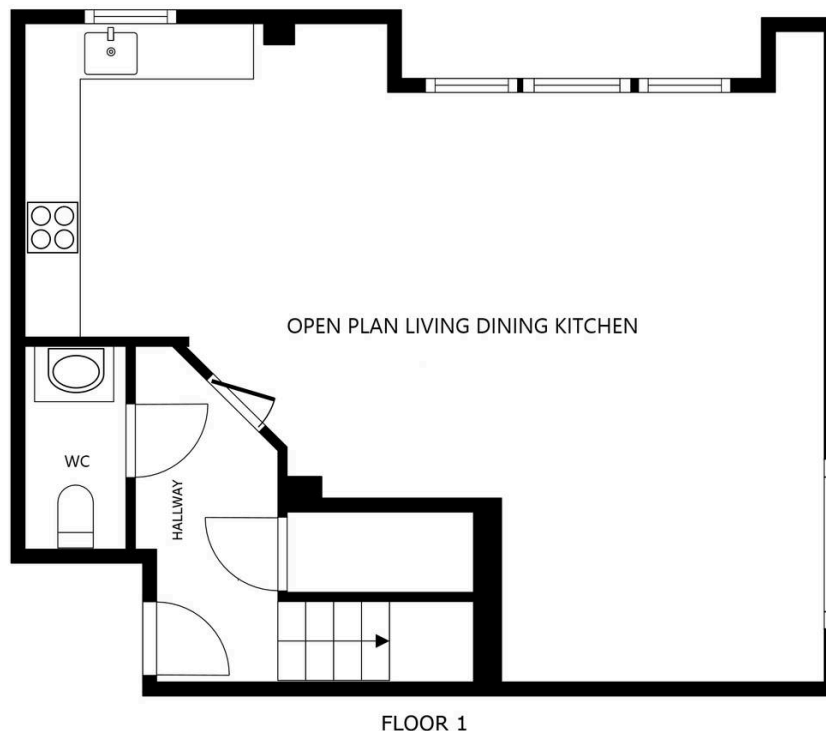
With Velfac double glazed window, bespoke Sharps built-in wardrobes, radiator.

### **Bathroom** 8' 0" x 5' 1" (2.43m x 1.55m)

With leather effect tiled floor, part tiled walls, Roca suite including bath, low-level WC, vanity wash hand basin, extractor fan.

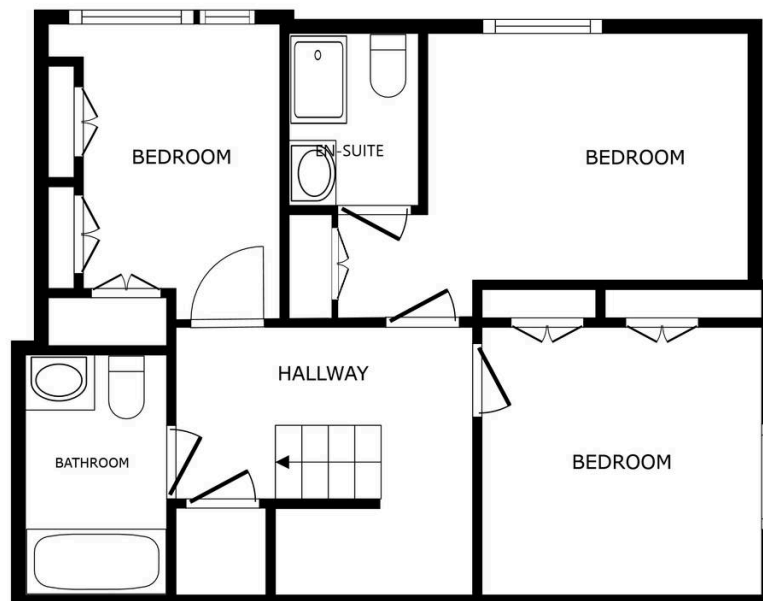
### **Parking**

Secure underground parking. There are 2 secure car park spaces located in the underground car park. The spaces are numbered and allocated. Passes and remote control entry fobs provided for both separate spaces.



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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