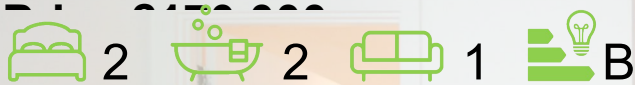




SETTOLET  
SALES • LETTINGS • MANAGEMENT

## Apartment 41, 26, The Zenith Building Colton Street, Leicester, LE1 1QA



Welcome to Zenith Building, this charming two-bedroom apartment located on Colton Street, Cultural quarter in the vibrant city of Leicester. This modern residence, built in 2000, offers a generous living space of 700 square feet, making it an ideal choice for first time buyers or city living alike.

As you enter the apartment, you are greeted by an inviting entrance hallway, open-plan lounge and kitchen area. A delightful Juliet balcony adds a touch of elegance, providing a lovely spot to enjoy fresh air and views of the surrounding area.

This apartment features two well-proportioned bedrooms, one with ensuite ensuring ample space for rest and privacy. Additional main bathroom with overhead shower.

The property is situated within a secure development, offering peace of mind with allocated parking for convenience. Lift provides easy access to all floors, making it suitable for residents of all ages.

Colton Street is ideally located, placing you within easy reach of Leicester's diverse amenities, including train station, shops, restaurants, and public transport links. This apartment presents a wonderful opportunity to enjoy modern living in a thriving community. Don't miss the chance to make this delightful property your new home.

980 Years remaining on lease  
£2700.00 - Service charge per annum  
£300.00 - Ground rent per annum

- Zenith Building
- 2 Bed 2 Bath Apartment
- Secure Allocated Parking
- Ideal Investment Opportunity
- High Rental Demand
- Ideal First Time Property
- City Centre Location
- Call Set To Let Estate Agents

### Viewing

Please contact our Set To Let Office on 01162436464

if you wish to arrange a viewing appointment for this property or require further information.

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GROUND FLOOR  
797 sq.ft. (74.0 sq.m.) approx.

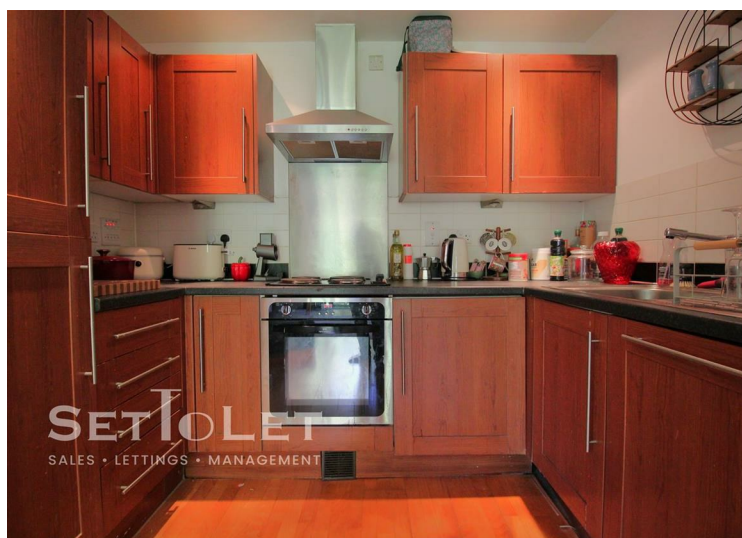


2 BED 2 BATH APARTMENT  
TOTAL FLOOR AREA: 797 sq.ft. (74.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. No prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metaphor C2025



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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