



**Connells**

The Zenith Building Colton Street  
Leicester



# The Zenith Building Colton Street Leicester LE1 1QA

for sale offers over  
**£100,000**



## Property Description

Connells are pleased to bring to the market this well presented, second floor one bedroom apartment, perfectly situated in a prime location that offers convenient access to public transport links, local amenities, and the bustling city centre.

This property boasts a spacious open-plan kitchen/living room with a French balcony, a double bedroom and a modern fitted bathroom. This delightful apartment is ideal for couples, students, and professionals alike, offering a versatile living space that can be tailored to your needs. Offered for sale to CASH BUYERS ONLY.

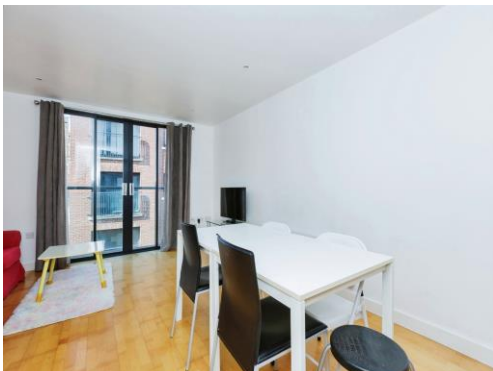
## Entrance Hall

With wood effect laminate flooring, a smoke alarm, thermostat control, electric radiator, a large storage cupboard housing the hot water cylinder and consumer unit, doors giving access to all of the rooms.

## Open Plan Lounge/Kitchen Area

18' 9" x 15' 2" ( 5.71m x 4.62m )

Spacious open plan living space with a modern fitted kitchen area benefiting from integrated appliances. Having laminate flooring an electric heater and double glazed patio doors to a delightful French balcony with views over the city centre.



## Bedroom

12' 9" x 8' 8" ( 3.89m x 2.64m )

Double bedroom with a large fitted wardrobe, fitted carpets, radiator and double glazed window to side elevation with views over the city centre.

## Bathroom

Modern fitted bathroom having a bath with shower over, hand wash basin, toilet and heated towel radiator.

## Parking

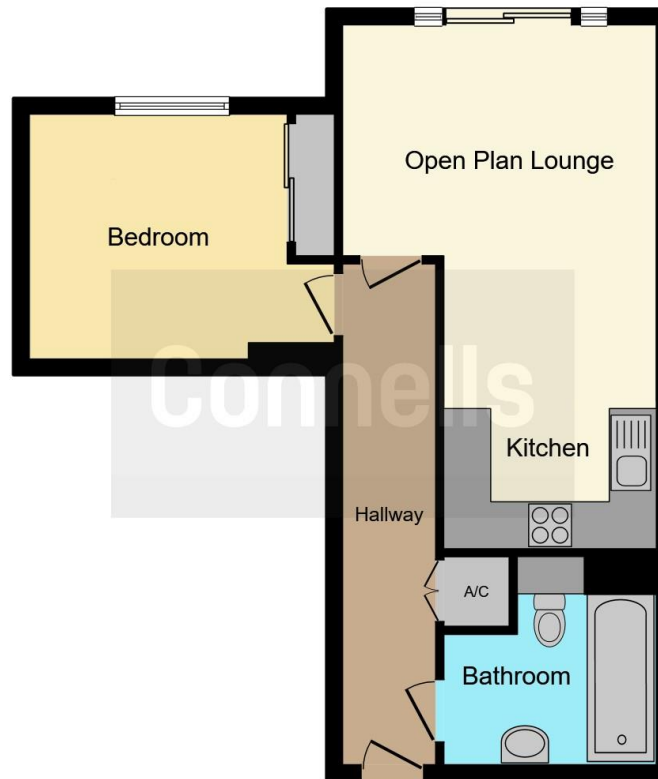
The property benefits from a secure underground car park with one allocated space.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [leicester@connells.co.uk](mailto:leicester@connells.co.uk)**

22-24 Halford Street  
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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/LTR324352](http://connells.co.uk/Property/LTR324352)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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