

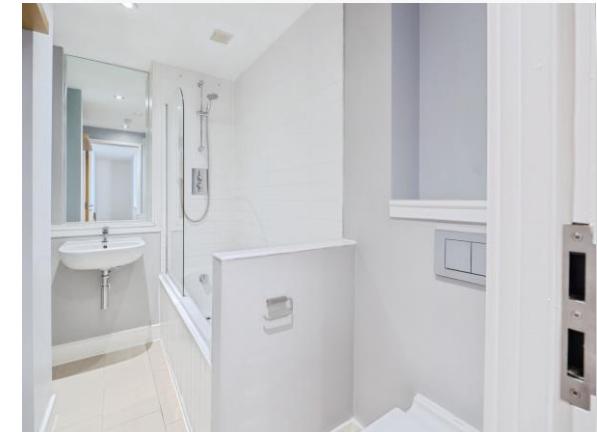
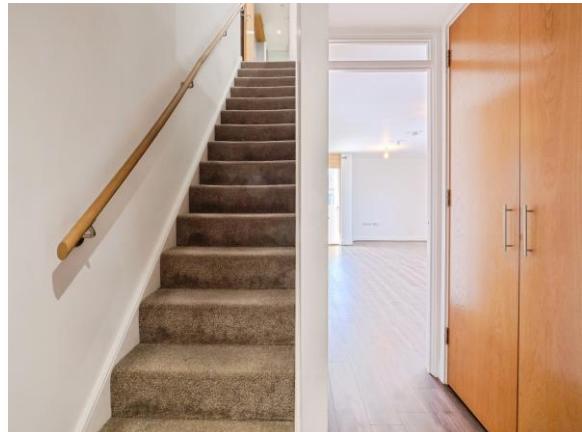


**Phoenix Square Morledge Street, Leicester LE1 1TH**

**welcome to**

## **Phoenix Square Morledge Street, Leicester**

3 Bed Duplex Apartment in Leicester City Centre. Balcony to Lounge, Car Parking Space. Electric Central Heating, Double Glazing. Fitted Kitchen with Integrated Appliances. En Suite to Master Bedroom. Modern Accommodation in Prime Location.



**Lounge/Kitchen/Diner**

31' 1" x 18' 2" ( 9.47m x 5.54m )

The lounge area has a balcony and electric central heating. Fitted kitchen with integrated appliances electric hob/oven, dish washer and fridge/freezer.

**Cloak Room - W/C**

Downstairs w/c and sink

**Bedroom 1**

14' 9" x 12' 3" ( 4.50m x 3.73m )

Electric central heating and double glazed window.

**En Suite**

Bedroom 1 has an en suite with a electric towel rail, w/c, sink and shower cubicle.

**Bedroom 2**

12' 2" x 12' 1" ( 3.71m x 3.68m )

Electric central heating and and double glazed window.

**Bedroom 3**

13' 4" x 8' 3" ( 4.06m x 2.51m )

Electric central heating and and double glazed window.

**Bathroom**

Electric towel rail, w/c, sink and bathtub.



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welcome to

## Phoenix Square Morledge Street, Leicester

- Balcony
- En-suite
- Fitted kitchen
- Car parking
- City centre location

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1578.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Aug 2009.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

offers over

**£230,000**



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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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
LHS120150 - 0004

  
william h brown



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