



20 The Squirrels Building, Colton Street,  
Leicester, LE1 1QA



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LE1 1QA

This modern apartment is situated in the popular development of The Squirrels building, located in the heart of Leicester City Centre.

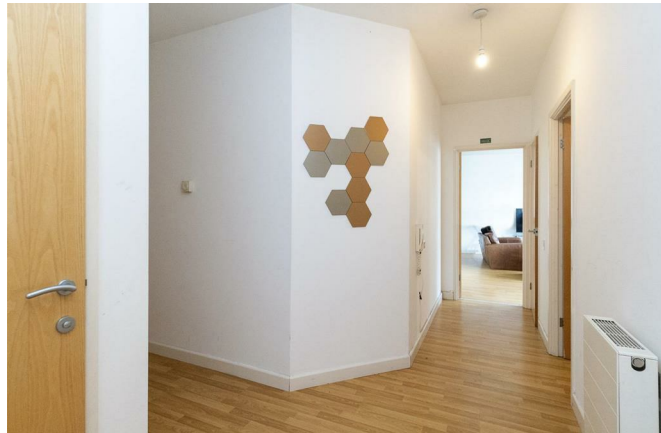
The apartment is offered to the market with no upward chain and provides spacious accommodation including an entrance hall, an open plan living/dining kitchen with balcony, two double bedrooms, (one with en-suite) and a fitted bathroom.

Benefiting for gas central heating and double glazing and a secure entry system.

Situated in a secure apartment building, the property is located in Leicester City Centre within walking distance of excellent amenities including shops, restaurants, bars and theatres.

An ideal first time or investment purchase, viewing is recommended.

**Asking Price £145,000**





### Directions

Located in the heart of Leicester city centre, close to the railway station.

### THE SQUIRRELS BUILDING

#### Secure Communal Entrance Door

With a security entry phone, gives access to the:-

#### Communal Entrance Door

With stairs and a lift to the SECOND FLOOR COMMUNAL LANDING AREA, where Apartment 20 can be located.

### Apartment 20

#### Entrance Door

Giving access into:-

#### Entrance Hallway

Wood effect laminate flooring, a smoke alarm, two ceiling light points, thermostat control, radiator, a large storage cupboard housing the hot water cylinder and consumer unit, doors giving access to all of the rooms.

#### L-Shaped Dining Kitchen/Living Area

KITCHEN/DINING AREA:- Fitted with wood effect wall, drawer and base units with tiled splash backs and roll edge work surfaces, inset stainless steel bowl, sink and drainer unit with mixer tap, integrated appliances including a dishwasher, and fridge freezer, space and plumbing for a washing machine, built-in electric oven, and an electric four ring hob with an extractor hood over.

Double glazed window to the rear elevation, two ceiling light points, tiled effect vinyl floor covering, radiator, open access to the:-

LIVING AREA:- Double glazed French doors opening out to the patio BALCONY, two ceiling light points, TV aerial point.

#### Bathroom

Fitted with a three piece suite comprising a panelled bath with mixer tap and an electric shower over, a pedestal wash hand basin and a low level flush w/c.

Chrome heated towel rail, partial tiling to walls, ceiling spotlights, shaver point, tile effect vinyl flooring.

### Bedroom Two

Double glazed window to the front elevation, wood effect laminate flooring, ceiling light point, radiator.

### Bedroom One

Double glazed window to the front elevation, ceiling light point, wood effect laminate flooring, radiator, door into:-

### En-Suite Shower Room

Fitted with a three piece suite comprising a fully tiled shower enclosure with an electric shower, a pedestal wash hand basin and a low level flush w/c.

Partial tiling to walls, tiling to floor, ceiling spotlights, chrome heated towel rail, extractor fan, shaver point.

### LEASEHOLD

We are informed that the property is leasehold.

For further information please contact Thomas James Estate Agents.

### Referral Arrangement Note

Thomas James Estate Agents always refer sellers (and will offer to refer buyers) to Knights PLC, Premier Property Lawyers, Ives & Co, Curtis & Parkinson, Bryan & Armstrong, and Marchants for conveyancing services (as above). It is your decision as to whether or not you choose to deal with these conveyancers. Should you decide to use the conveyancers named above, you should know that Thomas James Estate Agents would receive a referral fee of between £120 and £240 including VAT from them, for recommending you to them.

DISCLAIMER NOTES

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MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, Thomas James require any successful purchasers proceeding with a purchase to provide two forms of identification i.e passport or photocard driving license and a recent utility bill. This evidence will be required prior to Thomas James instructing solicitors in the purchase or the sale of a property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	79
England & Wales	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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



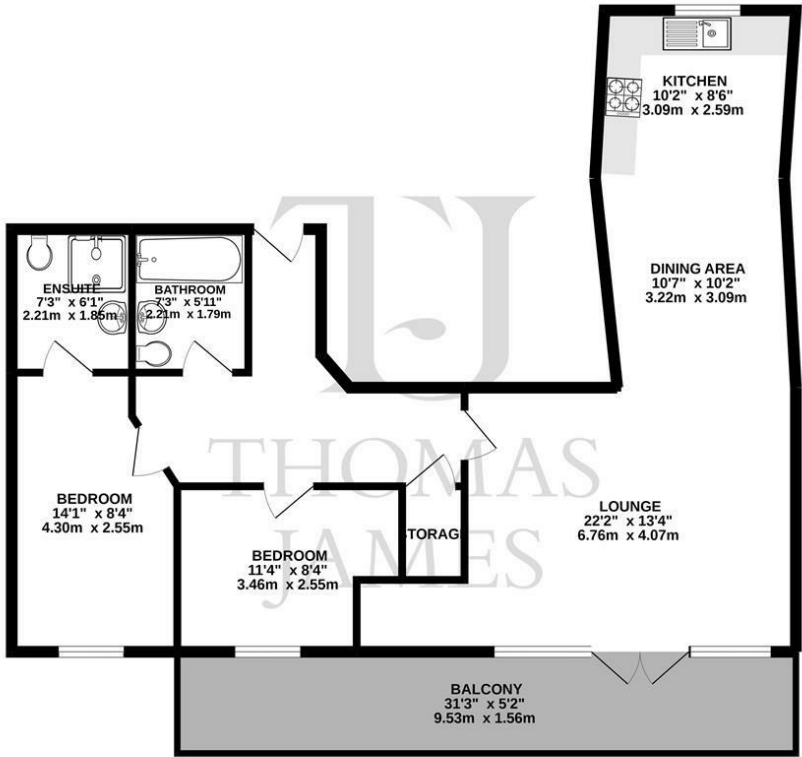
Thomas James Estate Agents, 20 High Street, Ruddington, Nottinghamshire, NG11 6EH

Tel: 0115 9844660 | Email: ruddington@tjea.com | Web: www.tjea.com

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GROUND FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA : 834 sq.ft. (77.5 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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