



# READINGS

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## £995 PCM

Flat 2 Phoenix House 3 Berridge Street, Leicester, LE1 5JE



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Phoenix House is a handsome Victorian building converted in to ten luxury apartments. Located in the heart of the city centre, with excellent access to the railway station and the Cultural Quarter, along with restaurants and shopping facilities. We are delighted to offer to let this stunning two bedroom, first floor apartment which retains many original features such as feature exposed brickwork and high ceilings. Fully furnished. Please note, the second bedroom bed is accessed by a ladder. No parking included. Council Tax Band D

## Communal entrance

A fantastic, light and bright communal entrance hall with stairs and a lift to all floors, postboxes and access to a bin store to the rear.

## Entrance hall

With feature glass blocks to the kitchen area allowing natural light in to the hall, wooden flooring, storage cupboard housing heating system.

## Living/dining kitchen

18'8" x 17'5" max (5.7 x 5.3 max)

A great open plan room with exposed brick feature wall, wooden flooring, good range of base and wall mounted units, ceramic hob with extractor over, electric oven, integrated dishwasher and washing machine, ample work surfaces. Within the living area there is a large window allowing natural light to floor this room and there's a radiator with an attractive feature timber surround.

## Bedroom one

18'4" x 12'6" (5.6 x 3.8)

A large master bedroom with a high ceiling.

## Bedroom two

12'6" x 8'10" max (3.8 x 2.7 max)

The current owners have cleverly used the height of this room to create a mezzanine sleeping area accessed via a ladder. This leaves the floor space available for wardrobes, desk etc.

## Bathroom

12'2" x 6'7" (3.7 x 2.0)

A luxury bathroom with four piece suite comprising jacuzzi bath, separate shower cubicle, WC, pedestal wash hand basin, tiling to walls and floor.

## Tenure

The property is being sold leasehold with Vacant Possession upon completion. We understand there is a 999 year lease first granted in 2002. Yearly ground rent is believed to be £100. Yearly service charge is believed to be £4,000. FIXTURES AND FITTINGS - All the items mentioned in these sales details are to be included within the purchase price. SERVICES - None of the services, fitting or appliances (if any)

heating installations, plumbing or electrical systems have been tested by the selling agents, neither have the telephone or television points.

## Agent's Note

CONSUMER PROTECTION LEGISLATION - These sales details have been written to conform to Consumer Protection Legislation. Whilst we endeavour to make our sales details accurate and reliable, if there is any point of particular importance to you, please contact the office and we will check the information for you, particularly if contemplating travelling some distance to view. Measurements are given in good faith and whilst believed to be accurate these should be checked by the purchaser for verification. The measurements are carried out in accordance with the RICS and ISVA code of measuring practice.

## Lettings Viewing Procedure

1. We'll initially e-mail you a pre-application form, prior to arranging a physical viewing at the property. Please complete this and e-mail back to us.
2. Please be as honest as possible with your information. For example, if you believe that you have a bad credit rating, let us know now- it will only show up on your credit check if you don't!
3. We will discuss the preliminary application with the landlord. If they are happy, we will submit the application to the referencing company. We'll need to see physical copies of your passport and any visas (if applicable) please.
4. On the day that you move into the property you will need to pay your first months rent and deposit. Deposit is 5 weeks rent payable on your move in date.

