

Apt 52, Phoenix Square, 9 Burton Street, Leicester, LE1 1TL

£165,000

ANDREW GRANGER & CO

Part of SHELDON BOSLEY KNIGHT LAND AND PROPERTY PROFESSIONALS

Apartment 52

Phoenix Square, Leicester

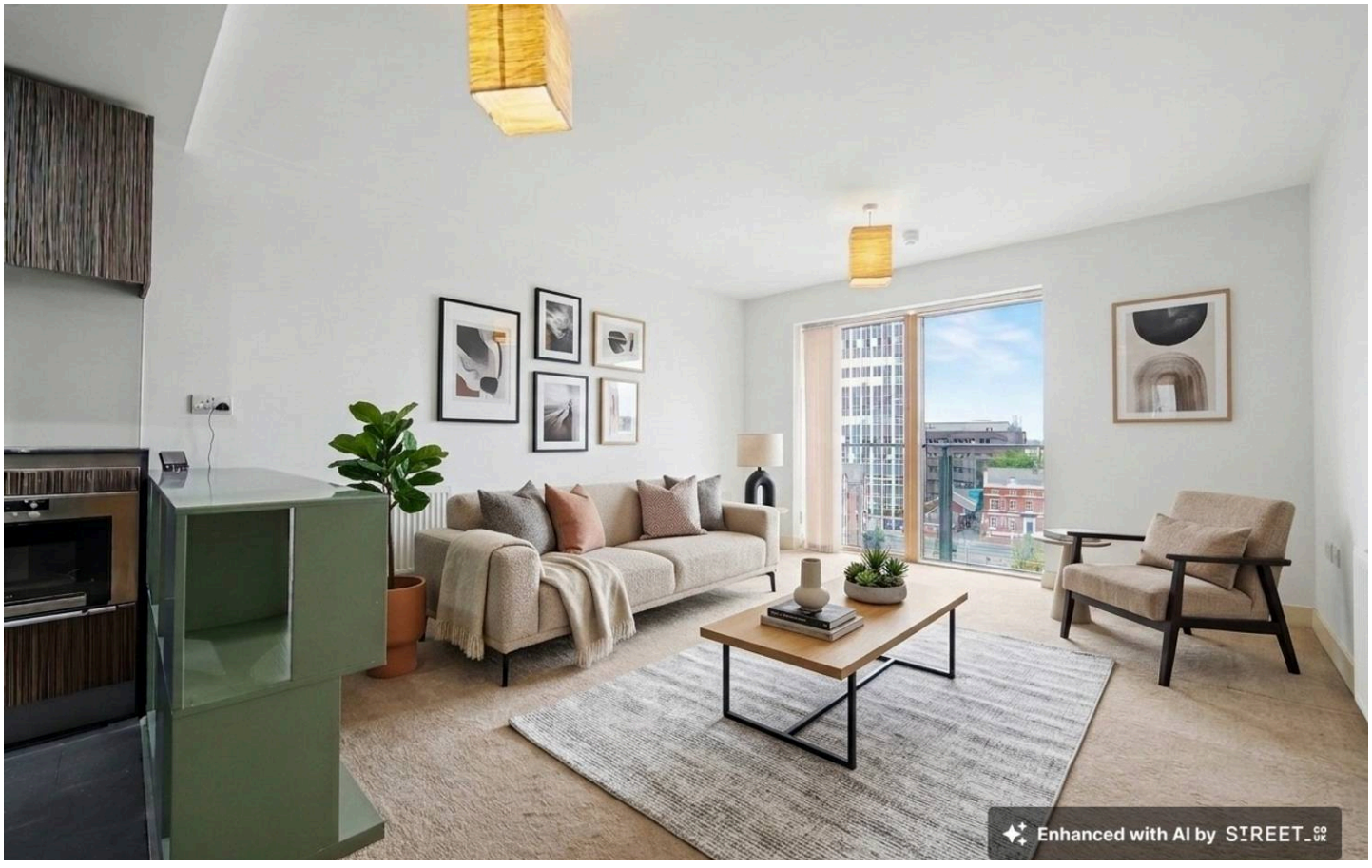
Stylish two-bedroom 5th floor apartment in Phoenix Square, Leicester. Open-plan living, en-suite, secure entry, lift, near shops, station, Curve Theatre, on-site cinema and café. City Centre location.
Council Tax band: C

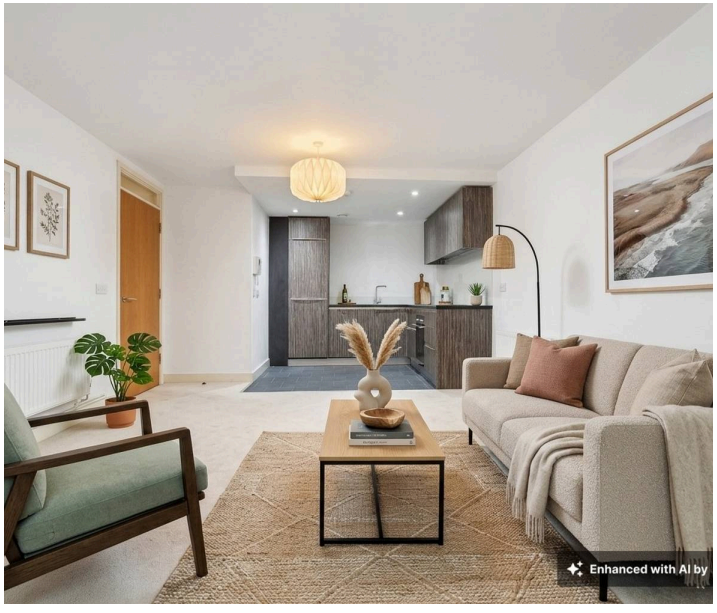
Tenure: Leasehold

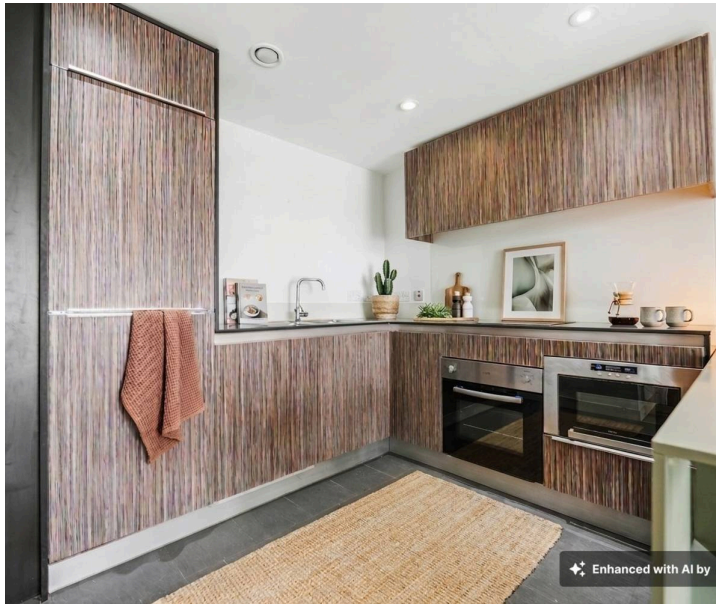
EPC Energy Efficiency Rating: B

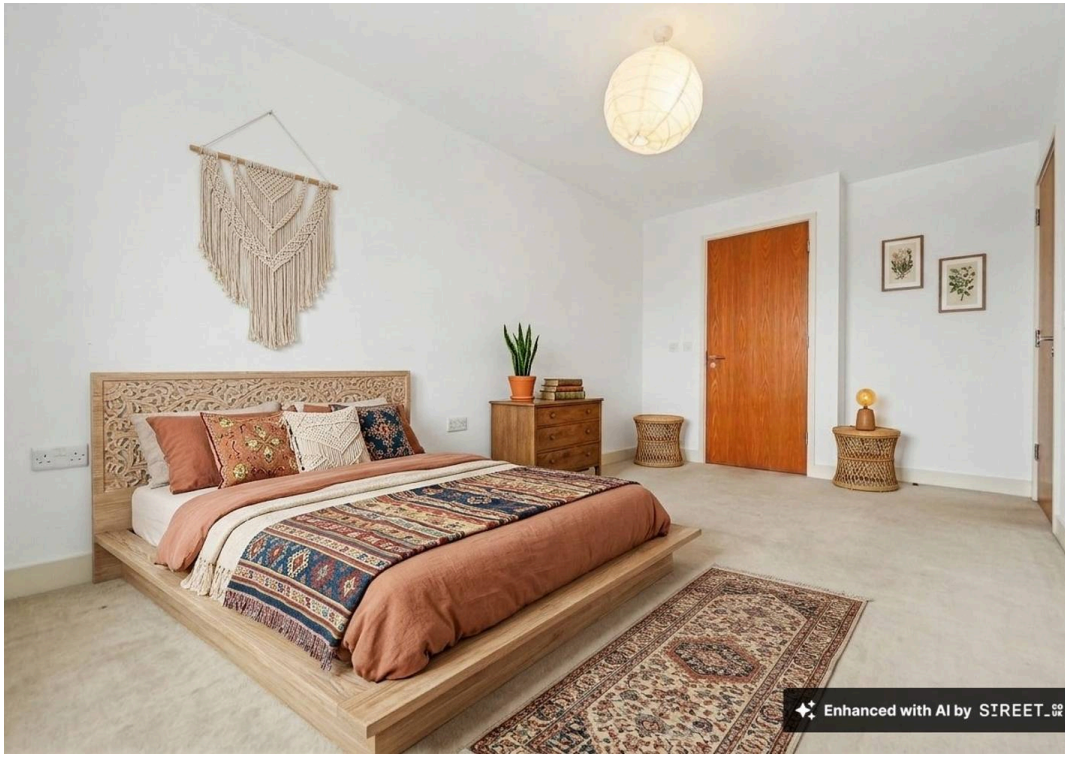
EPC Environmental Impact Rating: B

- Stylish apartment in the sought-after Phoenix Square development
- 688 sq ft (64 sq m) of living accommodation
- Secure underground allocated parking space for one vehicle
- 133 Years Remaining On Lease
- No upward sales chain
- Excellent investment or owner-occupier opportunity
- Secure fob-entry building with lift access
- Contemporary open-plan living and kitchen area
- City centre location within walking distance of shops, restaurants, bars and cafés
- Popular mixed-use development incorporating creative workspaces, cinema and café facilities
- Easy access to Leicester Railway Station with direct links to London

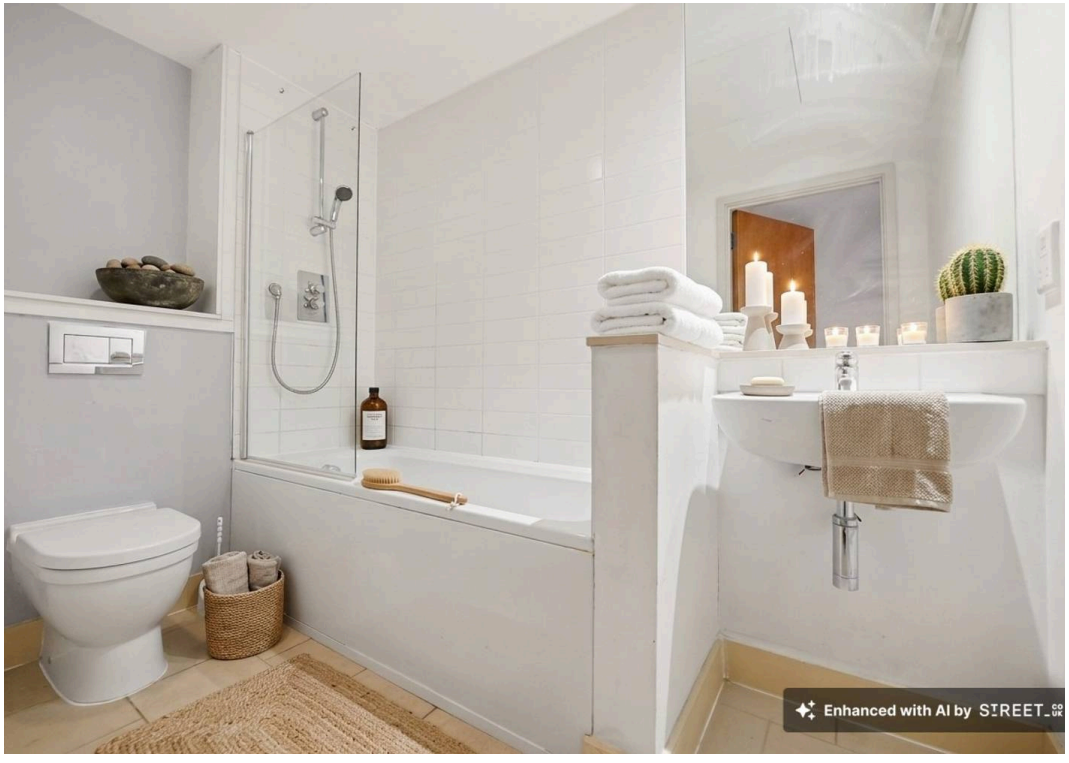


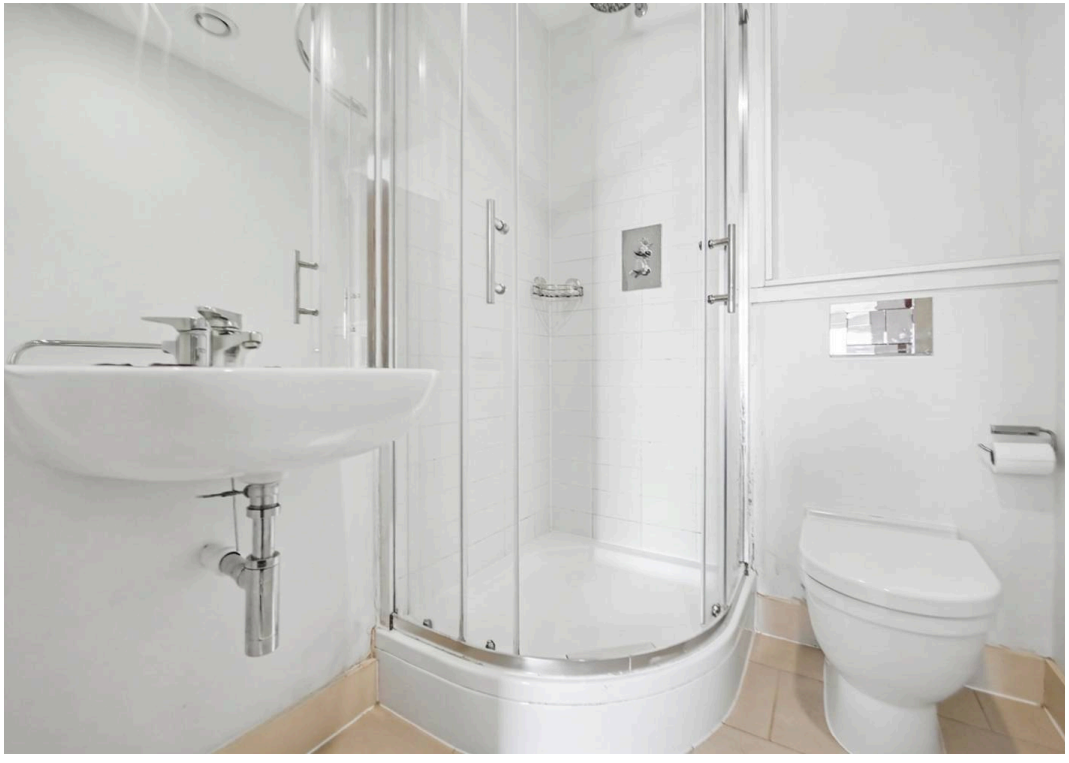





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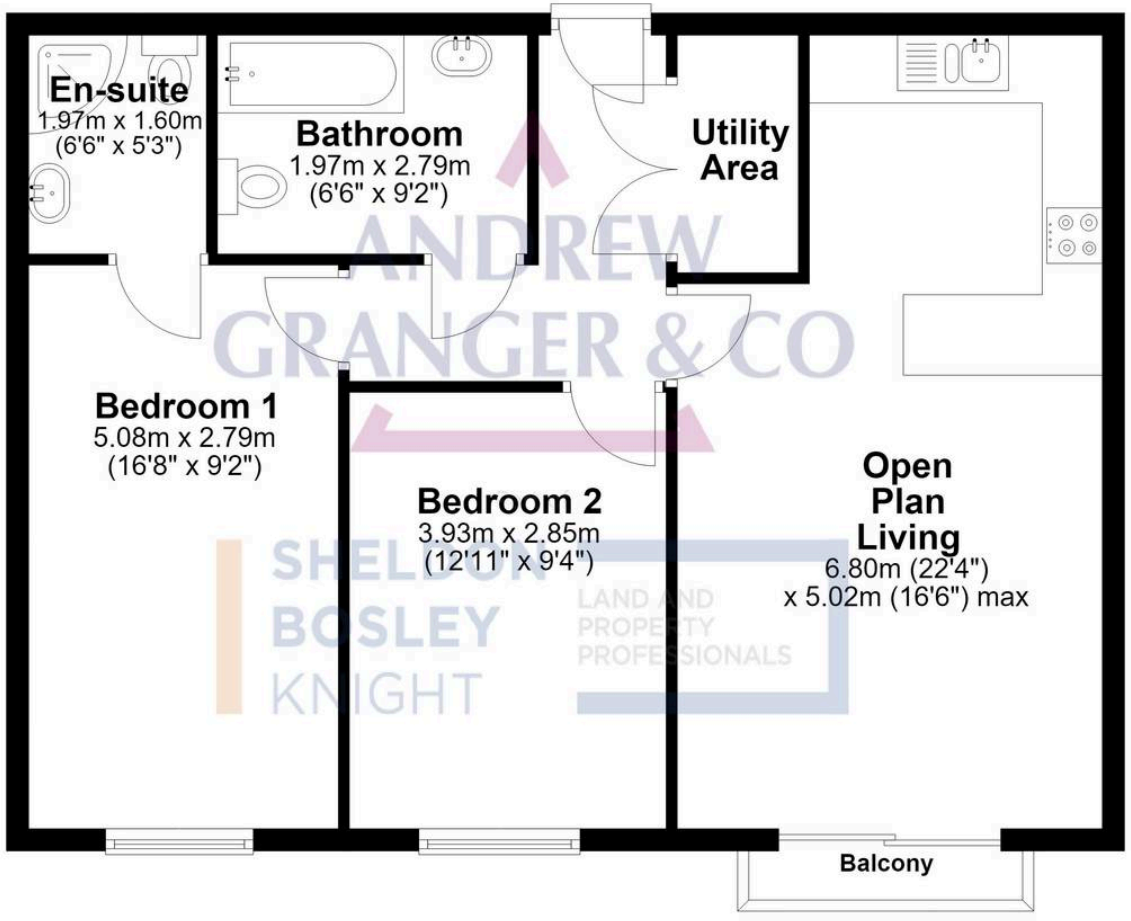

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Fifth Floor

Approx. 76.8 sq. metres (826.5 sq. feet)
(excluding Balcony)



Total area: approx. 76.8 sq. metres (826.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.
Plan produced using PlanUp.

Andrew Granger & Co (Part Of Sheldon Bosley Knight)

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Disclaimer:
All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information audit must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

Future Development & Planning:
Sheldon Bosley Knight cannot comment on future development of neighbouring land. Buyers should make their own enquiries regarding any current or proposed planning applications that may affect the property or surrounding area and may only reply upon written responses to questions on this matter.