

JAMES
SELICKS

20 PHOENIX SQUARE

BURTON STREET
LEICESTER
LE1 1DL

GUIDE PRICE: £140,000



A spacious, corner one bedroom apartment located on the fourth floor of this stylish and environmentally sustainable building, enjoying a balcony and parking.

The apartment is currently tenanted, achieving a rental income of £850pcm and is available for sale with the sitting tenant, or with vacant possession if desired.

Communal entrance hall • private entrance hall • open plan living area • spacious balcony • kitchen • double bedroom • bathroom • secure underground parking • EPC - C

The Building & Location

Phoenix Square is an award-winning development ideally located in the heart of Leicester's vibrant cultural quarter, combining contemporary residential living with the city's thriving creative scene. Designed by renowned architects Marsh Grochowski, the development features a distinctive architectural style and offers a mix of bespoke apartments, office studios, creative workspaces and a popular terrace café, alongside an independent arts cinema recently upgraded to four screens.

Perfectly positioned just moments from Curve Theatre, the professional quarters, trendy bars, restaurants, excellent shopping facilities and Leicester's mainline railway station, residents benefit from convenient access to London St Pancras in just over one hour. The scheme is designed with sustainability in mind, incorporating energy-efficient solar hot water systems, while the café's daytime operation contributes to the relaxed, welcoming atmosphere that Phoenix Square is known for.

Accommodation

The building is entered via a communal entrance hall housing mailboxes, stairs and lifts to all floors. The apartment itself is entered via a welcoming private entrance hall, offering a generous amount of space with attractive wooden flooring throughout and a useful storage cupboard situated at the far end providing utility space.

The open plan sitting/dining room/kitchen boasts a good range of white eye and base level units and drawers complemented by ample preparation surfaces, a sink with drainer and integrated appliances including a fridge freezer, microwave, oven, hob, and dishwasher. The kitchen has practical tiled-effect flooring, whilst the living space enjoys a continuation of the attractive wooden flooring. A particular feature of the property is the beautiful balcony, which enjoys pleasant views across Leicester and provides an ideal space for relaxing.

The double bedroom is L shaped, providing ample space for a double bed, wardrobes, and additional furnishings. The versatile additional area lends itself perfectly to a home office, dressing area, or study space and was previously utilised as a nursery by the current owners. The bathroom has a three-piece suite comprising a panelled bath with shower over and screen, a wash hand basin with large fitted mirror and electric shaver point and an enclosed WC, inset ceiling spotlights, chrome heated towel rail and tiled flooring.

Parking

The apartment benefits from one, secure allocated parking space in the underground parking facility beneath the building.





Local Authority: Leicester City Council, **Tax Band:** B

Listed Status: None.

Conservation Area: None.

Services: All mains services connected.

Broadband delivered to the property: Fibre – Speed unknown.

Construction: Believed to be standard.

Cladding: Remediation works completed 2025.

External Wall System (EWS1) certificate awarded Grade at A1.

Please Note : A new thermal water store was fitted in 2024 worth in excess of £3,000.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years : None our Clients are aware of.

Accessibility: The building has lift access.

Planning : Re-cladding of building (completed).

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST** be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold.

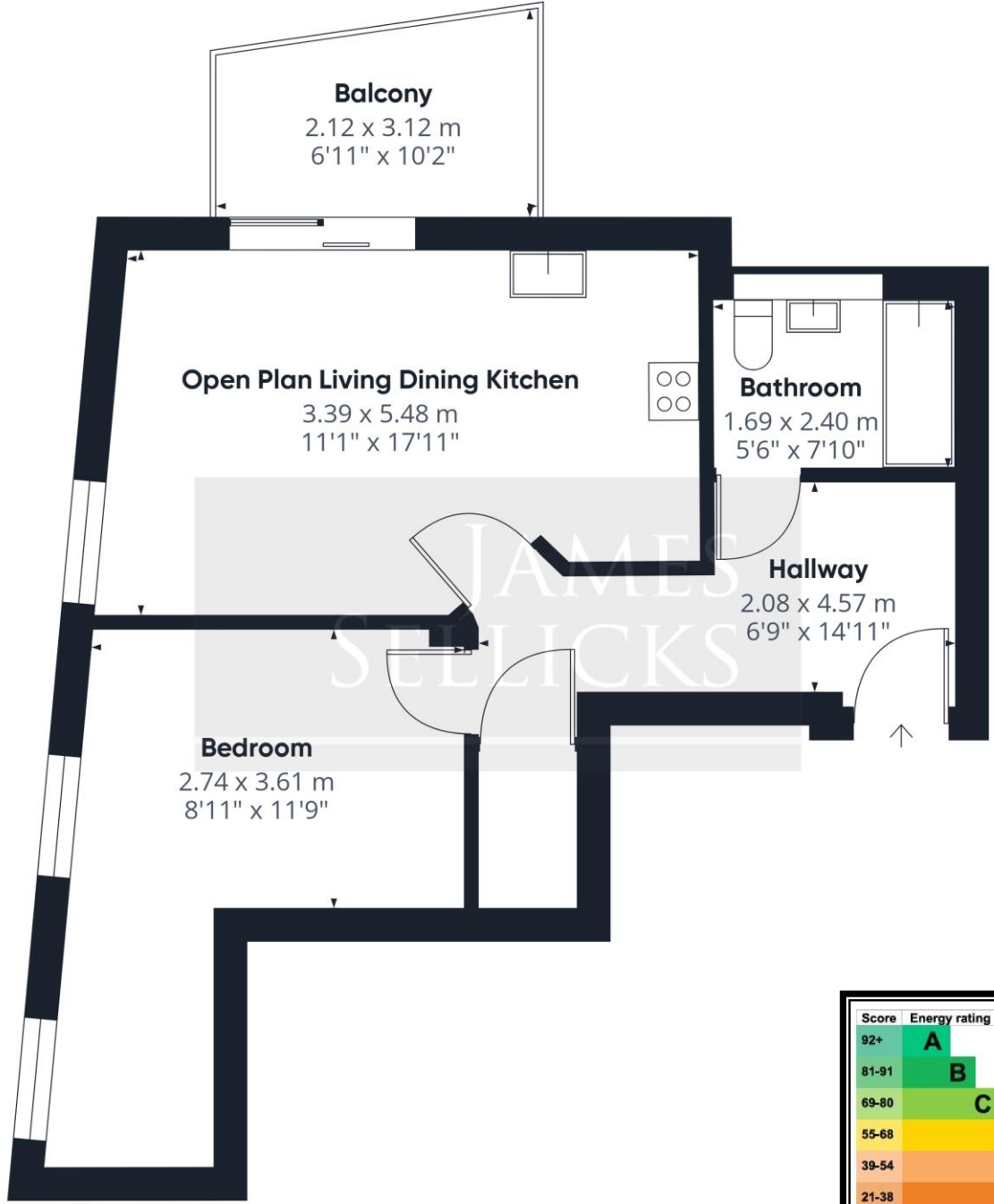
Lease Term: 150 years from 2009.

Ground Rent: £150 per annum.

Service Charge: £2,188 per annum.







Approximate total area⁽¹⁾

46.3 m²
498 ft²

Balconies and terraces

5.9 m²
64 ft²



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Leicester Office
56 Granby Street
Leicester
LE1 1DH
0116 2854554
info@jamesllicks.com

Market Harborough Office
01858 410008

Oakham Office
01572 724437

jamesllicks.com



Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

