


**9 Burton Street**
**Leicester, LE1 1TL**

£180,000

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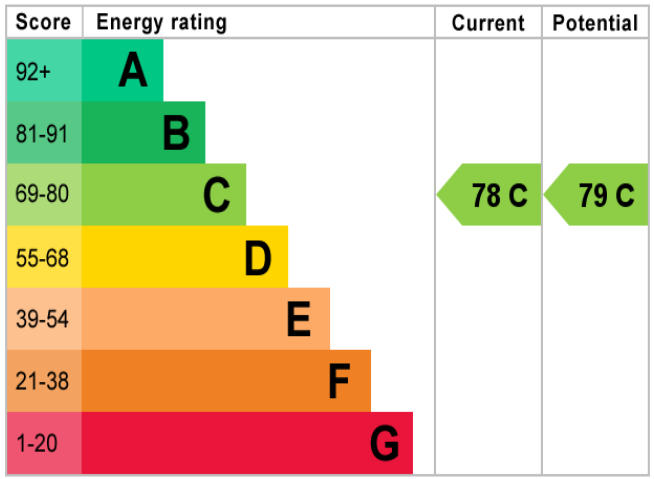
## MAIN FEATURES:

- **Well Presented Seventh Floor Apartment**
- **Modern High Gloss Kitchen**
- **Good Size Lounge/Diner**
- **Master Bedroom with En-suite**
- **Further Double Bedroom & Bathroom/WC**
- **Balcony**
- **Landlords Only - Paying Tenant in Situ**

A well-presented seventh floor, two-bedroom apartment situated within the popular Phoenix Square development in Leicester city centre. Offered for sale with a paying tenant in situ, this property presents an excellent opportunity for landlords looking to add to their investment portfolio. The accommodation comprises a good-sized lounge/diner with access to a private balcony. The modern kitchen features high gloss units and a practical layout. The master bedroom benefits from its own en-suite shower room, while a further double bedroom and separate bathroom/WC complete the accommodation.

Phoenix Square is conveniently located within easy reach of Leicester city centre, offering a wide range of shops, restaurants, cafés and leisure facilities. The development is also close to the Cultural Quarter, Curve Theatre and Phoenix Cinema, making it a desirable location for city living. Leicester Railway Station is within walking distance, providing convenient transport links to London and other major cities. Local universities and everyday amenities are also easily accessible.

An ideal investment opportunity in a well-connected city centre location, with an existing tenant already in occupation.




Viewings: By appointment.
For further information contact us:
T: 01903 331031 / 0800 033 7 943
E: info@getanoffer.co.uk

We're Open:
8am – 8pm 7 days a week

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

**www.getanoffer.co.uk**

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