



Apt 6, The Zenith Building, 26 Colton Street  
£175,000

ANDREW  
GRANGER & CO



# Apartment 6

The Zenith Building, Leicester

Immaculate 2-bed city centre apartment in Zenith Building with terrace, secure parking, en-suite, lift access, and no chain. Ideal for first-time buyers or investors.

Council Tax band: C

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

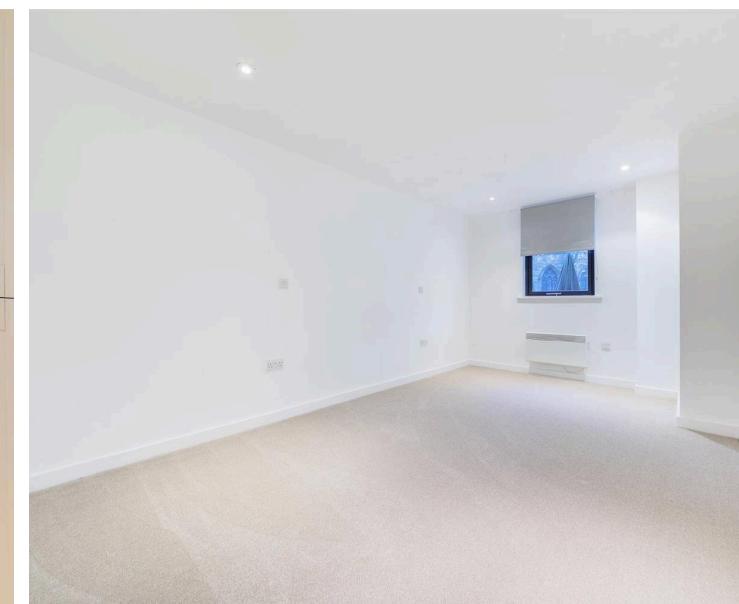
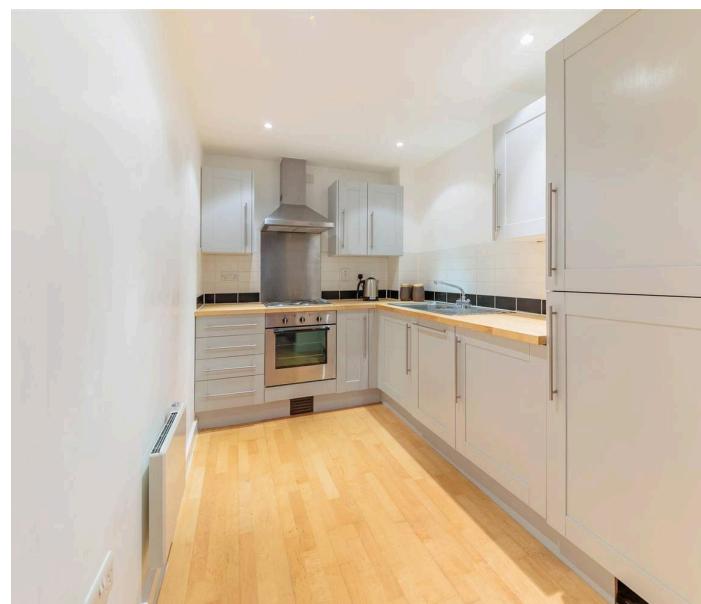
Lease Information:

Years Remaining - 976

Service Charge - £3340.12/annum

Ground Rent - £400/annum

- Offered with no upward chain
- Secure allocated parking included
- Two well-proportioned double bedrooms, including master with en-suite
- Spacious open plan living and dining area opening onto a private terrace
- Sought-after modern development, the Zenith Building
- Prime city centre location





## Apartment 6

### The Zenith Building, Leicester

A superb investment or first-time buy opportunity in the heart of Leicester.

This immaculately presented two-bedroom apartment in the sought-after Zenith Building offers generous living space, a large private terrace, and secure allocated parking, all within the city centre.

Overlooking the attractive green space of St George's Churchyard and just moments from the thriving Cultural Quarter, the property provides modern, low-maintenance living ideal for buyers seeking convenience or strong rental potential.

Inside, the apartment features:

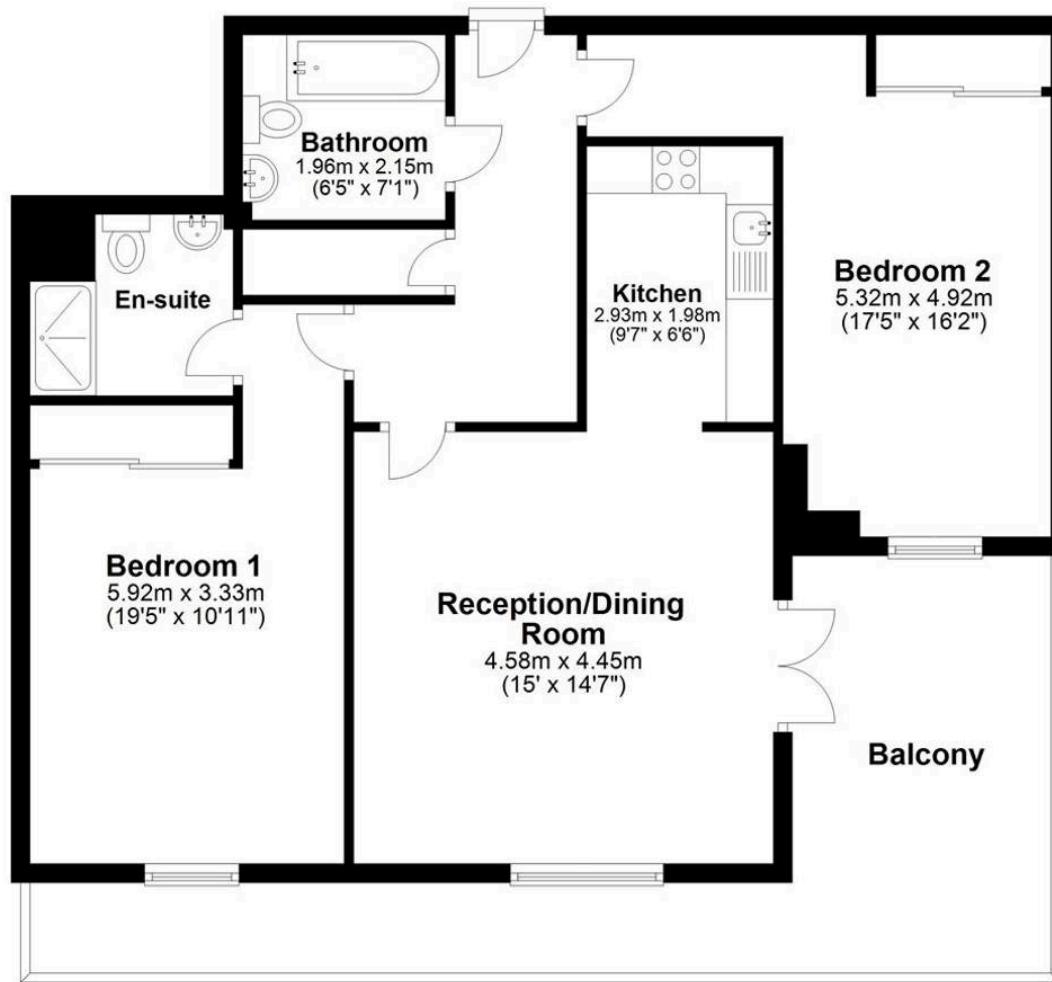
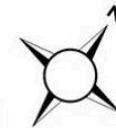
- A welcoming private entrance hall with useful storage
- A spacious open plan living and dining area with direct access to the terrace
- A contemporary kitchen with integrated appliances including oven, hob, extractor, fridge freezer, dishwasher, and washing machine
- A generous master bedroom with en-suite shower room
- A second double bedroom with fitted wardrobes
- A stylish main bathroom

Further benefits include secure off-road parking, lift access, and the advantage of being offered with no upward chain.



## First Floor

Approx. 80.5 sq. metres (867.0 sq. feet)



Total area: approx. 80.5 sq. metres (867.0 sq. feet)

Floor Plan measurements are approximate and are for illustrative purposes only.  
Plan produced using PlanUp.

**Andrew Granger & Co (Part Of Sheldon Bosley Knight)**

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