

FLOOR PLAN

DIMENSIONS

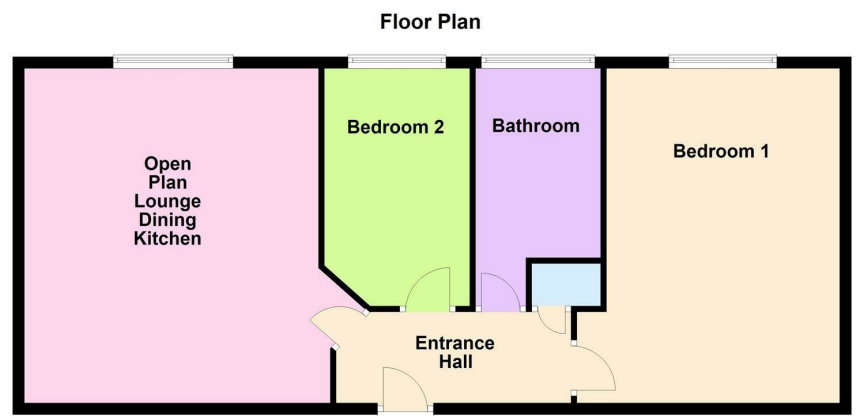
Entrance Hallway
5'01 x 13'03 (1.55m x 4.04m)

Open Plan Lounge, Dining, Kitchen
18'11 x 17'04 (5.77m x 5.28m)

Bedroom One
18'02 x 12'03 (5.54m x 3.73m)

Bedroom Two
12'06 x 7'07 (3.81m x 2.31m)

Bathroom
12'06 x 6'04 (3.81m x 1.93m)



FIXTURES AND FITTINGS All items in the nature of the vendors fixtures and fittings unless otherwise indicated in these sales details excluded from the sale.
VIEWING Via our office at 13 Leicester Road, Wigston, Leicester, LE18 1NR
Telephone: 0116 2811 300 • Email: wigston@nestegg-properties.co.uk who will be pleased to arrange an appointment to view. Or visit our website at www.nestegg-properties.co.uk/
FREE PROPERTY VALUATIONS Looking to sell? Need a valuation?
Excellent area coverage local offices all working together to sell your property. Giving one of the most comprehensive displays in Leicester and County – total coverage for your home.
Call us on 0116 2811 300 for free advice.
OFFER PROCEDURE If you are obtaining a mortgage on this property, one of our qualified mortgage consultants will contact you to qualify the offer on behalf of our vendors.
MONEY LAUNDERING Money laundering regulations 2003 – Intending purchasers will be asked to produce identification documentation, we would ask for your co-operation in order that there will be no delay in agreeing a sale.
These details do not constitute part of an offer or contract.
Agents notes- FOR ILLUSTRATIVE & VIEWING PURPOSES ONLY. Whilst every attempt has been taken to ensure the accuracy, these property particulars are a guide and must not be relied on. The fixtures, fittings, appliances may not be included and must be negotiated within the terms of the sale. Internal photographs are for general viewing and may differ slightly from the current condition of the property. The position & sizes of doors, windows, appliances and other features are for guidance only. Floor plan for illustration purposes only and is not drawn to scale.

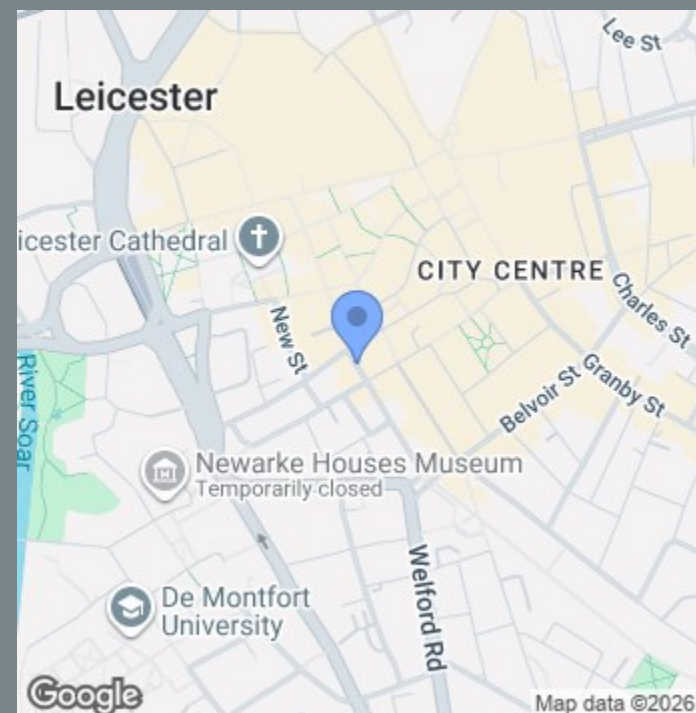
Flat 8, Phoenix House Berridge Street, Leicester, LE1 5JE
Offers In Excess Of £150,000

OVERVIEW

- Fabulous City Centre Apartment
- Beautiful Victorian Building With Original Features
- No Onward Chain
- Hallway & Store Cupboard
- Open Plan Lounge, Dining Kitchen
- Two Double Bedrooms
- Beautiful Four Piece Bathroom
- Allocated Parking
- Viewing Is Advised
- EER - , Leasehold, Tax -

LOCATION LOCATION....

Phoenix House on Berridge Street is ideally located within Leicester city centre, offering a vibrant and convenient lifestyle with everything on your doorstep. The area provides immediate access to a wide range of shops, supermarkets, cafés, restaurants and leisure facilities, including the Highcross Shopping Centre and the Cultural Quarter. Residents benefit from excellent access to education, with De Montfort University and the University of Leicester both within easy reach. Nearby green spaces such as Bede Park and Castle Gardens offer pleasant areas to relax and unwind. The city centre location ensures outstanding transport links, with Leicester railway station providing direct routes to London and beyond, alongside regular bus services and easy access to major road networks including the A47 and A563. Combining convenience, connectivity and a lively atmosphere, this location is ideal for professionals, students and city living alike.



THE INSIDE STORY

Set within a stunning converted Victorian building in the heart of the city centre, this fabulous apartment effortlessly blends period character with modern living. Boasting high ceilings, exposed brickwork, and a wealth of original features, the property offers a unique & stylish home, all available with no onward chain. Accessed via a secure entry system, the building also benefits from lift access, providing both convenience & peace of mind. Upon entering the apartment, you are welcomed by a spacious hallway, complete with a useful storage cupboard and doors leading to all principal rooms. The open plan living space is truly the heart of the home, offering a wonderful combination of lounge, dining & kitchen areas. The raised wooden kitchen creates a distinct yet connected space, fitted with ample wall & base units, an eye-level oven & hob, making it both practical & visually striking. The lounge area provides a comfortable setting to relax, while the dining space is ideal for entertaining or hosting guests, all enhanced by the characterful features and impressive ceiling height. The primary bedroom is particularly generous in size and beautifully presented, offering a calm and inviting retreat. The second bedroom is also a well-proportioned double, finished to a high standard and perfectly suited as a guest room, home office, or additional sleeping space. The bathroom is finished with a four-piece suite, comprising a low-level WC, wash hand basin, walk-in shower & a luxurious jacuzzi bath—ideal for unwinding at the end of the day. Further benefits include an allocated parking space, a rare and valuable feature for city centre living. A truly unique apartment full of charm & character, offering spacious and versatile living in an unbeatable central location—early viewing is highly recommended.

