



**Phoenix House Berridge Street, Leicester LE1 5JE**

**welcome to**

**Phoenix House Berridge Street, Leicester**

A second floor two bedroom apartment located in the castle ward area of Leicester city offering a large open plan kitchen and lounge area, a bathroom and two bedrooms. Ideal first time or investment purchase





**Communal Entrance**

**Entrance Hall**

**Lounge**

16' 5" x 12' 4" ( 5.00m x 3.76m )

**Kitchen**

17' 3" x 7' 2" ( 5.26m x 2.18m )

**Bedroom One**

18' x 12' 2" ( 5.49m x 3.71m )

**Bedroom Two**

12' 6" x 7' 5" ( 3.81m x 2.26m )

**Bathroom**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Phoenix House Berridge Street, Leicester

- Second Floor Apartment
- Two Bedrooms
- Open Plan
- City Centre Location
- Ideal First Time/Investment Purchase

Tenure: Leasehold EPC Rating: F

Council Tax Band: D Service Charge: 2500.00

Ground Rent: 280.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£120,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williambrown.co.uk/Property/LHS118640](http://williambrown.co.uk/Property/LHS118640)



Property Ref:  
LHS118640 - 0007

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