



Apt 26, Phoenix Square, 11 Morledge Street  
£110,000

  
**ANDREW  
GRANGER & CO**  






# Apartment 26

Phoenix Square, Leicester

Modern 1-bed apartment in Leicester's Cultural Quarter. Open-plan living, high-spec kitchen, luxury bathroom, secure entry, lift, bike storage. Ideal for first-time buyers or investors.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

- Offered with no upward chain
- Contemporary one-bedroom apartment in the heart of Leicester's Cultural Quarter
- Potential rental yield of just under 10%, ideal for investors
- Modern open plan living with high-specification kitchen and city views
- Stylish contemporary bathroom with both bath and shower
- Secure building with video entry system, lift access and bicycle storage





## Apartment 26

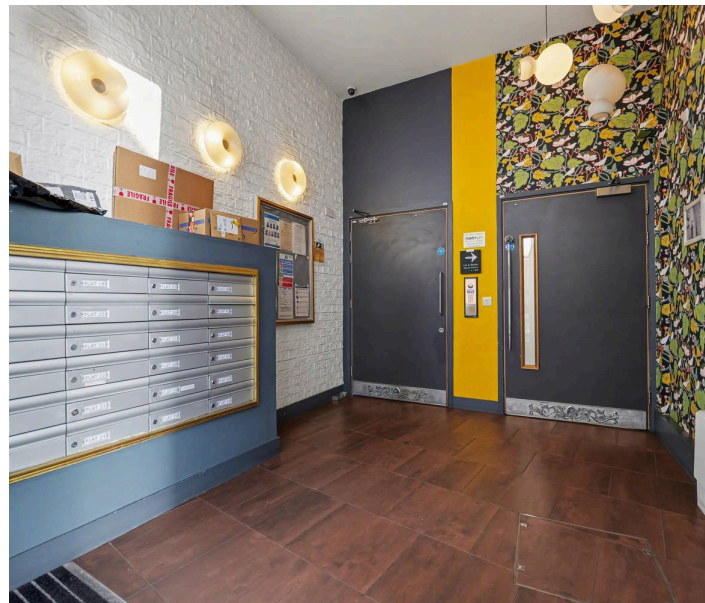
Phoenix Square, Leicester

Located in the heart of Leicester's vibrant Cultural Quarter, this contemporary one-bedroom apartment at Phoenix Square offers an excellent opportunity for both investors and first-time buyers. With a potential rental yield of just under 10%, it combines strong financial appeal with comfortable, low-maintenance city living.

The apartment is thoughtfully designed to make the most of its space, comfort and modern convenience. A welcoming entrance hallway includes a generous utility cupboard with a washer dryer. The open plan living area enjoys impressive views across the city and leads into a high-specification kitchen complete with glossy units, an integrated fridge freezer, dishwasher, microwave, electric oven, touch control hob and extractor. The double bedroom features a luxury fitted carpet, while the contemporary bathroom provides both a bath and shower in a sleek, modern finish.

Phoenix Square adds further value with secure video entry access, lift service to all floors and an underground bicycle store, all within a well-regarded development that brings together residential living and creative spaces.

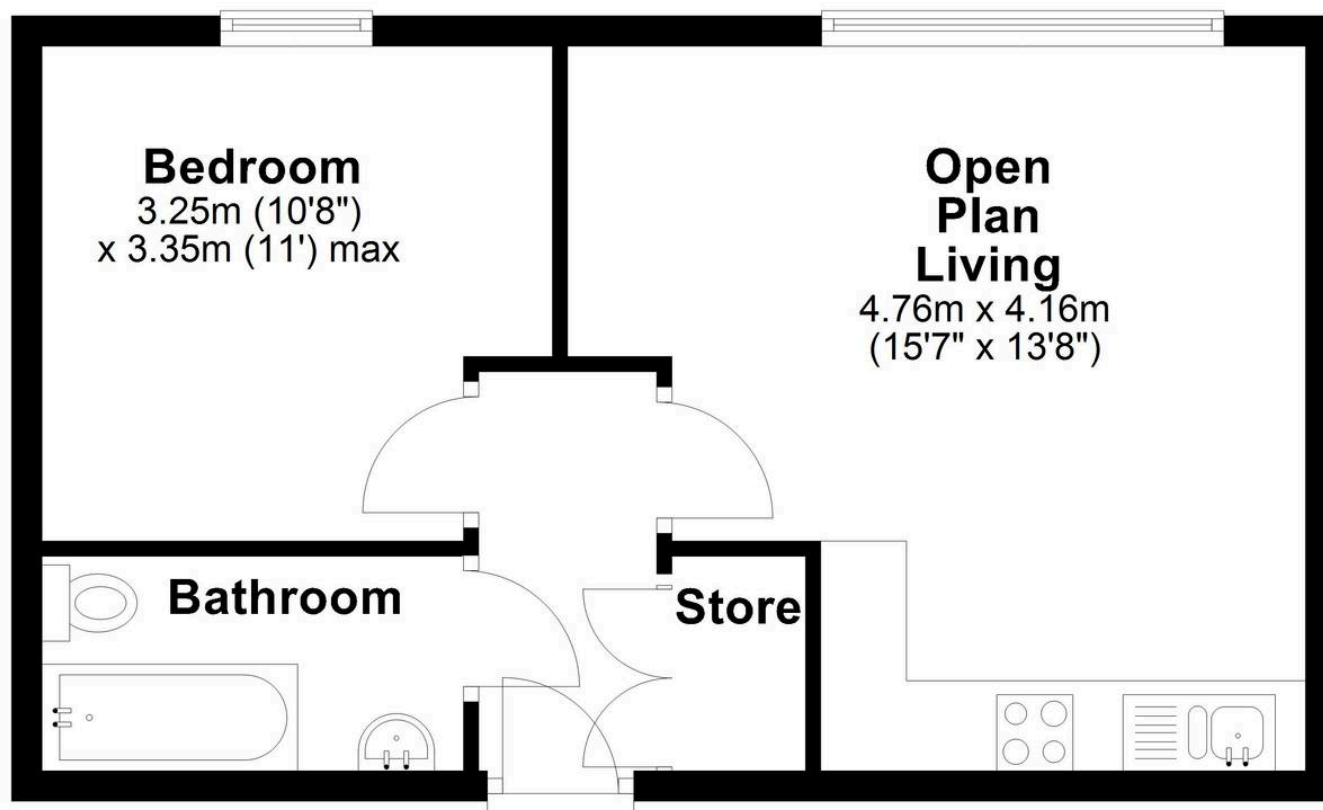
A stylish and efficient home in a prime central location, ideal for anyone looking for their first property or a strong, high-yield investment.





## Fourth Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



Total area: approx. 39.0 sq. metres (419.5 sq. feet)

All efforts have been made to ensure that the measurements on this floorplan are accurate however these are for guidance purposes only.

Plan produced using PlanUp.

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

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