



**Phoenix Square Morledge Street, Leicester LE1 1TH**

**welcome to**

**Phoenix Square Morledge Street, Leicester**

3 Bed Duplex Apartment in Leicester City Centre. Balcony to Lounge, Car Parking Space. Electric Central Heating, Double Glazing. Fitted Kitchen with Integrated Appliances. En Suite to Master Bedroom. Modern Accommodation in Prime Location



### **Lounge/Kitchen/Diner**

31' 1" x 18' 2" ( 9.47m x 5.54m )

The lounge area has a balcony and electric central heating. Fitted kitchen with integrated appliances electric hob/oven, dish washer and fridge/freezer.

### **Cloak Room - W/C**

Downstairs w/c and sink

### **Bedroom 1**

14' 9" x 12' 3" ( 4.50m x 3.73m )

Electric central heating and double glazed window.

### **En Suite**

Bedroom 1 has an en suite with a electric towel rail, w/c, sink and shower cubicle.

### **Bedroom 2**

12' 2" x 12' 1" ( 3.71m x 3.68m )

Electric central heating and and double glazed window.

### **Bedroom 3**

13' 4" x 8' 3" ( 4.06m x 2.51m )

Electric central heating and and double glazed window.

### **Bathroom**

Electric towel rail, w/c, sink and bathtub.



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## Phoenix Square Morledge Street, Leicester

- Guide Price of £210,000 - £230,000
- En-suite
- Fitted kitchen
- Car parking
- City centre location

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1578.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Aug 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LHS120150 - 0005

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**0116 251 4131**



[Leicester@williambrown.co.uk](mailto:Leicester@williambrown.co.uk)



16-18 Halford Street, LEICESTER, Leicestershire,  
LE1 1JB



[williambrown.co.uk](http://williambrown.co.uk)