

JAMES SELICKS

46 PHOENIX SQUARE

BURTON STREET
LEICESTER
LE1 1DL

GUIDE PRICE: £200,000



A fantastic and spacious apartment located on the fifth floor of this popular, stylish and environmentally sustainable building, boasting two double bedrooms, two bathrooms, a balcony and secure undercroft parking.

Communal entrance hall • private entrance hall • open plan living area • balcony • kitchen • master bedroom • en-suite • double bedroom two • bathroom • secure underground parking • EPC - B

Location

Phoenix Square is perfectly positioned in the heart of Leicester's vibrant cultural quarter, with Curve Theatre, the professional quarters, trendy bars and restaurants, fantastic shopping facilities and the mainline railway station just a few minutes' walk away, with access to London St Pancras in just over one hour.

The Building

Phoenix Square is a truly unique building with three entrances and two lifts, fusing together an independent arts cinema (recently refurbished and now having four screens), individually designed homes, office studios, creative workspaces and a new terrace café (not late night opening). The apartments were designed by award-winning Architects Marsh Grochowski and built with energy efficient solar hot water systems.

Accommodation

The building is entered via two communal entrance halls, (both accessible via key fob) each housing mailboxes, stairs and lifts to other floors. A private hallway with engineered oak flooring and inset ceiling spotlights leads into the apartment and houses a camera intercom system, an airing cupboard providing storage space and an automatic washing machine.

The open plan sitting/dining room/kitchen boasts an excellent range of high specification eye and base level units and drawers, ample preparation surfaces, a stainless steel one and a half bowl sink and drainer unit with mixer tap over, integrated appliances including a fridge, freezer, CDA dishwasher, CDA black and stainless steel oven and microwave and an electric hob with concealed extractor unit above, engineered oak flooring throughout and a double glazed sliding door leading onto the south-facing balcony affording 180 degree city views. The balcony is one of the highest and largest in the building and has no balcony above it.

The master bedroom has a double glazed window to the rear elevation overlooking the former Leicester Mercury Building and an en-suite shower room providing a corner shower cubicle, a Duravit wall hung wash hand basin with mixer tap, a large mirror and electric shaver point, an enclosed WC with shelf and cupboard over, inset ceiling spotlights, chrome heated towel rail and tiled flooring.

Double bedroom two has a double-glazed south-facing window overlooking the former Leicester Mercury Building. The main bathroom has a three-piece suite comprising a panelled bath with tiled shower above and glass shower screen, a wall hung Duravit wash hand basin with mixer tap, large mirror and electric shaver point, an enclosed WC with shelf and cupboard over, inset ceiling spotlights, chrome heated towel rail and tiled flooring.

Parking

The property benefits from one allocated, secure, undercroft parking space.





Local Authority: Leicester City Council, **Tax Band:** C

Cladding: Remediation works completed 2025. External Wall System (EWS1) certificate awarded Grade at A1.

Please Note : A new thermal water store was fitted in 2024 worth in excess of £3,000.

Listed Status: None. **Conservation Area:** None.

Services: All mains services connected, heating provided by a ground source heat pump.

Broadband delivered to the property: Fibre - Average Speed 74Mbps on BT

Construction: Believed to be standard.

Wayleaves, Rights of Way & Covenants: None out of the ordinary for an apartment block.

Flooding issues in the last 5 years : None our Clients are aware of.

Accessibility: The building has two lifts. There is an accessible bathroom and shower with step free access in the basement

Planning : Re-cladding of building (completed).

Lease Details

Please be advised that whilst we make every effort to ensure that these lease details are correct, these are subject to change, must not be relied upon and **MUST** be verified by any potential Purchaser's Solicitor.

Tenure: Leasehold.

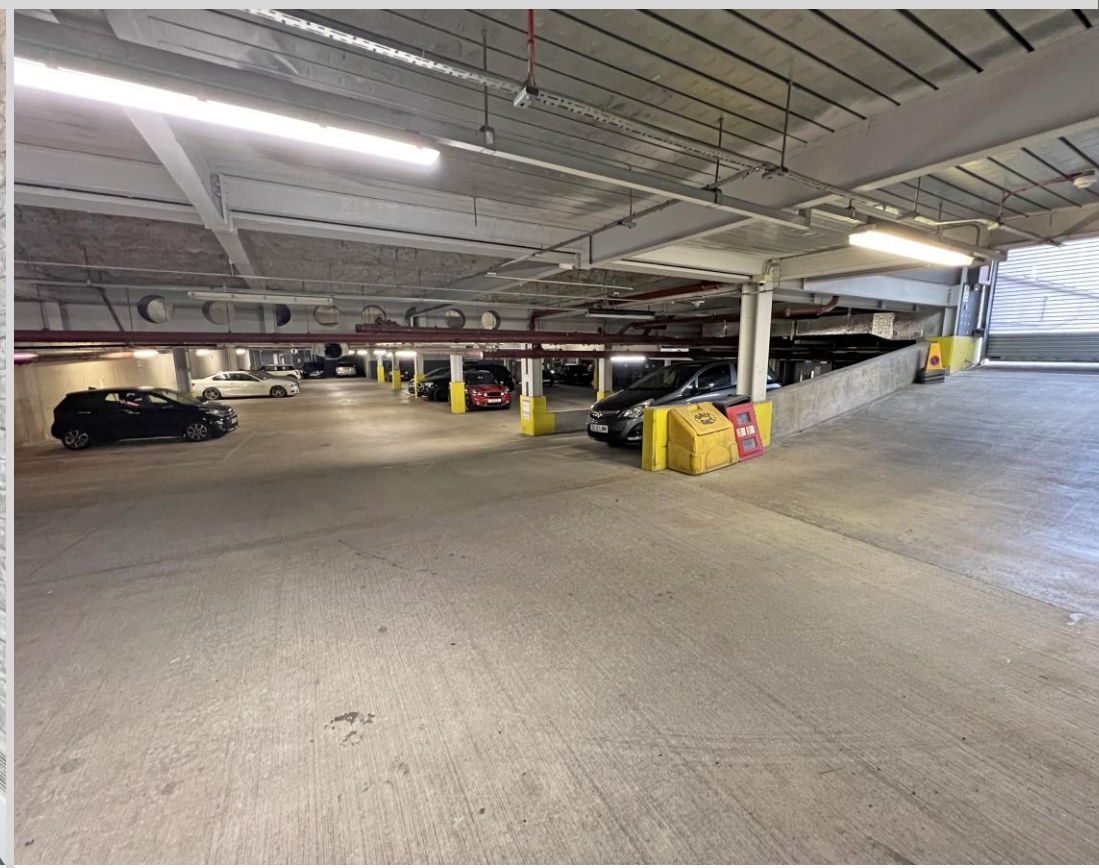
Lease Term: 150 years from 2009.

Ground Rent: £150 per annum.

Service Charge: £4,600 per annum including parking & buildings insurance.







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1) The particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of, an offer or contract. Prospective purchaser(s) and lessees ought to seek their own professional advice.

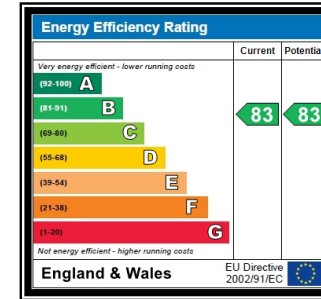
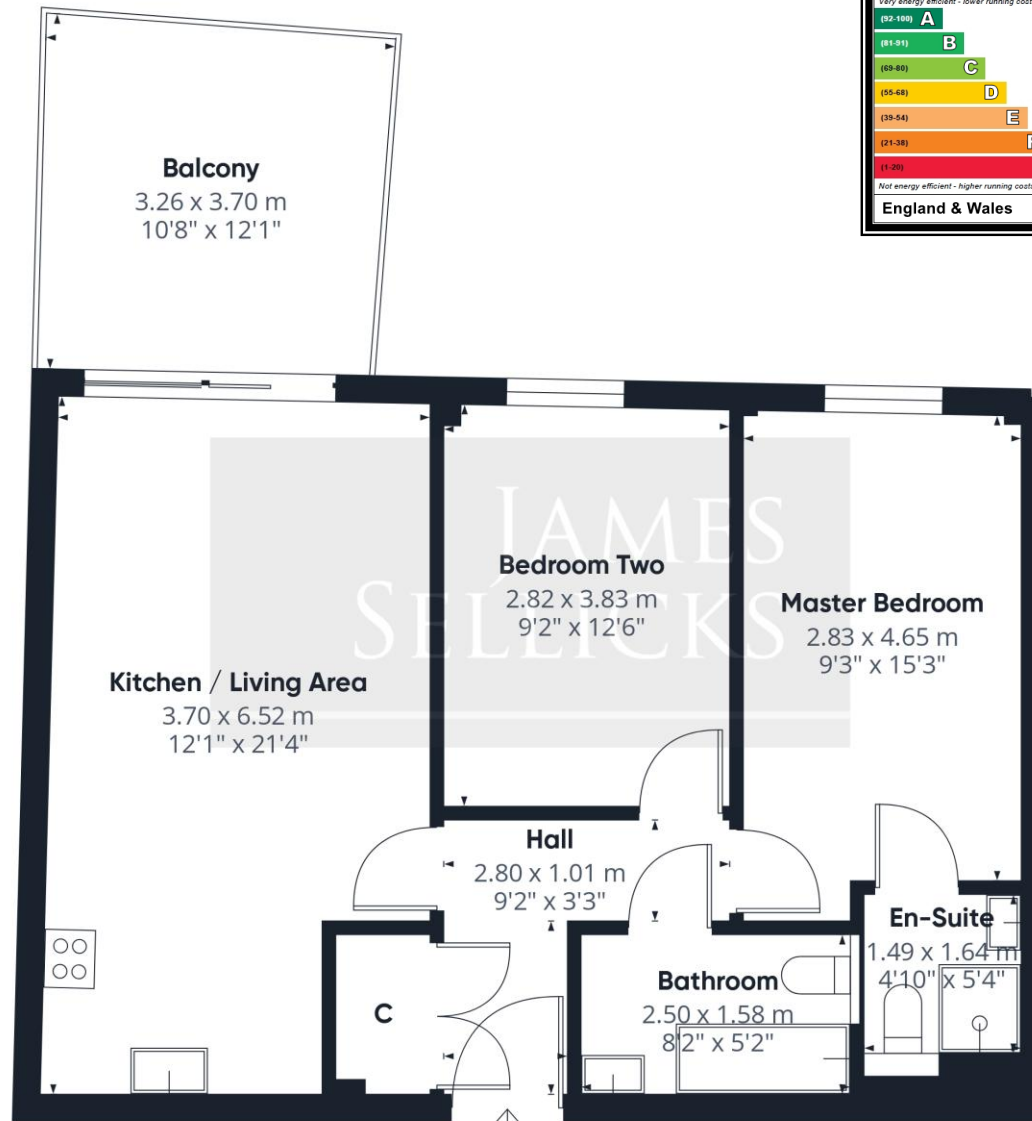
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4) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



Approximate total area⁽¹⁾

59.6 m²
 641 ft²

Balconies and terraces

11.6 m²
 125 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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