

JAMES
SELLICKS

Apartment 6
3 Colton Square

LEICESTER



Apartment 6
3 Colton Square
Leicester
LE1 1QH

Currently let on assured shorthold tenancy until March 2024 and achieving a monthly rent of £640 per calendar month, a one bedroom, one bathroom apartment situated on the first floor of Colton Square, a unique and contemporary development positioned perfectly in the heart of Leicester city centre, St George's Cultural Quarter.

Communal entrance hall • private entrance hall • open plan living kitchen
• bedroom • bathroom • EPC - D

Location

Colton Square is a unique, contemporary development, perfectly located in the heart of Leicester City Centre, close to the St. George's Cultural Quarter with Curve Theatre and the Phoenix Square Cinema, convenient for the abundance of restaurants and shopping facilities, as well as the professional quarters and mainline railway station providing access to London St Pancras in little over one hour.

Accommodation

The building is entered via a communal entrance hall housing the stairs and lift. To the first floor a communal landing gives access to the apartment, entered via a private entrance hall housing the intercom system, a useful utility cupboard housing the hot water cylinder, space and plumbing for a washer/dryer. The open plan living kitchen has a range of white eye and base level units, granite preparation surfaces, integrated Electrolux oven with four-ring halogen hob, stainless steel splashback and canopy extractor over, an undermounted sink, integrated dishwasher, fridge and freezer, a window to the side elevation and double doors leading onto a Juliet balcony.

The bedroom has built-in full length wardrobes with mirrored fronts and a window to the side. The bathroom has a white three piece suite with an enclosed WC, wash hand basin and a panelled bath with shower attachment over.





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 potential Purchaser's Solicitor.

Lease Term : 125 years from 2010

Ground Rent : £350 per annum

Service Charge : approximately £3,200 per annum

Details supplied by Vendor 15th May 2023

Tenure: Leasehold

Local Authority: Leicester City Council

Tax Band: B

Satnav Information

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Important Notice

James Sellicks for themselves and for the Vendors whose agent they are, give notice that:

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.

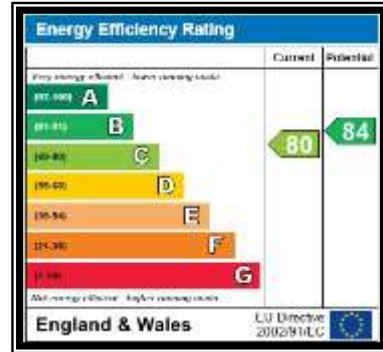
2) All descriptions, dimensions, areas, reference to condition and if necessary permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

3) No person in the employment of James Sellicks has any authority to make or give any representation or warrant, whether in relation to this property or these particulars, nor to enter into any contract relating to the property on behalf of the Vendors.

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.



Flat 6, 3 Colton Square, Leicester LE1 1QH

**Total Approximate Gross Internal Floor Area
 501 SQ FT / 46 SQ M**

Measurements are approximate.
 Not to scale.
 For illustrative purposes only.

