

JAMES
SELICKS

32 THE ZENITH BUILDING
LEICESTER CITY CENTRE

SALES LETTINGS SURVEYS MORTGAGES

32 The Zenith Building

26 Colton Street
Leicester
LE1 1QA

A spacious, two bedroom apartment located on the third floor of the popular Zenith Building in Leicester city centre. The apartment is currently let and is achieving a monthly rental of £725 per calendar month.

Communal entrance hall | private entrance hall | open plan living area | kitchen | master bedroom | single bedroom | bathroom | secure video entry system | electric heating | double glazing | EPC - C

LOCATION

The Zenith building is an award-winning development set in the heart of Leicester's Cultural Quarter, close to Curve Theatre and the Phoenix Square Cinema, providing excellent access to the city centre, professional quarters, an abundance of restaurants and shopping facilities, and the mainline railway station providing access to London St Pancras in just over an hour.

ACCOMMODATION

The building is accessed via a communal entrance hallway providing access to all floors via a lift and stairs. The apartment is entered via a private entrance hallway with wood effect laminate flooring housing a useful storage cupboard and leading to the spacious open plan living/dining area, having wood laminate effect flooring and a double doors to a Juliet balcony. The kitchen boasts a good range of Shaker style eye and base level units and drawers, charcoal fleck roll edge laminate preparation surfaces, an inset single drainer stainless steel sink, chrome

mixer tap above, integrated appliances including a fridge-freezer, an Electrolux stainless steel four-ring electric hob with electric oven beneath, stainless steel chimney extractor above, a dishwasher and washer-dryer. The double bedroom has built-in wardrobes with mirrored fronts. The single bedroom also has fitted wardrobes and inset ceiling spotlights. The bathroom has a white three piece suite comprising a WC, wall hung wash hand basin and panelled bath with thermostatic shower over and glass shower screen, inset ceiling spotlights, heated towel rail, part tiled walls and ceramic tiled flooring.

PARKING

The apartment enjoys one allocated car parking space within the secure, undercroft car park.

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.

Lease Term : 999 years from 2006.

Ground Rent : £400 per annum.

Service Charge : £2,400 per annum
(including Buildings Insurance).

Management : Assure Block Management Ltd

Details supplied by vendor 22nd April 2022

DIRECTIONAL NOTE

The property is best approached on foot from our city centre office. Turn right onto Granby Street and again onto Rutland Street, right again onto Charles Street, left onto Church Street, and left again onto Colton Street where The Zenith Building can be located immediately on the right hand side.





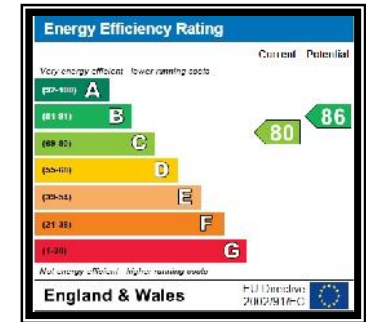
32 The Zenith Building, 26 Colton Street, Leicester LE1 1QA

Total Approximate Gross Internal Floor Area = 635 SQ FT / 59 SQ M

Measurements are approximate.

Not to scale.

For illustrative purposes only.



AWAITING

FLOORPLAN



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Measurements 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.

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