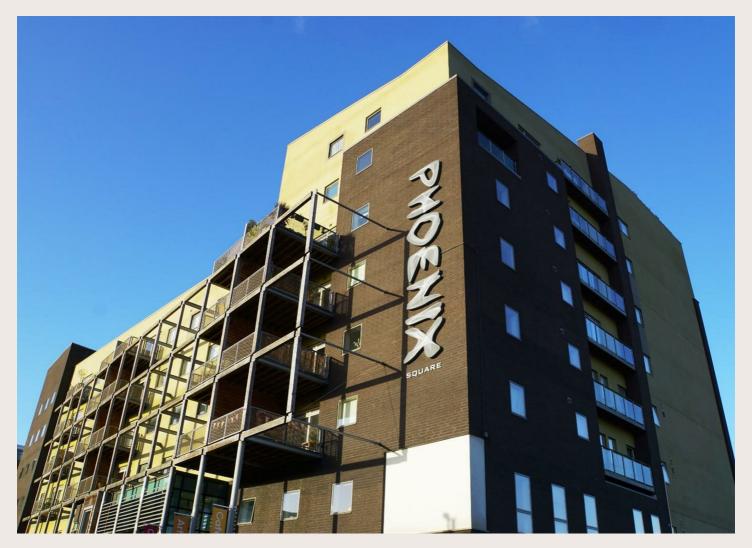
# **Fothergill Wyatt**

**Estate Agents and Chartered Surveyors** 





# Apt 19 Phoenix Square 11 Morledge Street

City Centre, Leicester, LE1 1TH

Asking Price £155,000









Designed by award winning architects Marsh Grochowski, Phoenix Square is a unique development of 63 apartments that are environmentally sustainable, thereby reducing running costs. This third floor apartment offers a light and spacious open plan living kitchen area with an east facing balcony, high specification fitted kitchen, contemporary bathroom, master double bedroom and single bedroom/ study. The development offers an independent Arts Cinema with café. Located within the heart of the cultural quarter and just a short walk to the Curve Theatre, restaurants, bars and Highcross Shopping Centre.







#### **Property Information**

Private entrance hall with large storage cupboard housing a washer/dryer. Within the open plan living kitchen area there are large floor to ceiling windows and a small east facing balcony with great views over the city. The high specification fitted kitchen includes integrated appliances; fridge freezer, dishwasher, microwave oven, hob and extractor. The bathroom has a contemporary three piece suite including bath with shower over. apartment also benefit's from an underground bike store.

## Sustainability

Each apartment has been designed to be environmentally sustainable offering energy efficient heating and hot water systems to reduce running costs and environmental impact. Materials used throughout the development include wood from sustainable sources.

#### **Lease Information**

The lease term is 150 years with 140 years remaining. The service charge is £950.37 per annum and the ground rent is £150 per annum.

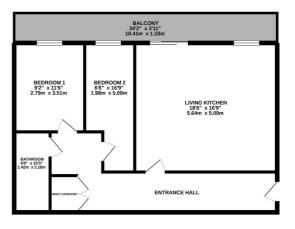
#### **Directional Note**

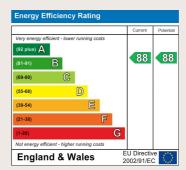
Approaching from the A6 London Road continue on to St Georges Way and at the roundabout take the first left on to Humberstone Road. Take the first left on to Ann Street and then next left on to Burton Street where you can find the development on the right hand side.

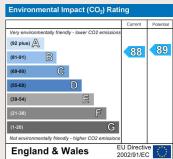
### **Viewings**

Viewings are to be strictly by appointment only with Fothergill Wyatt on . Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.co.uk.

GROUND FLOOR 750 sq.ft. (69.6 sq.m.) approx.







#### **Fothergill Wyatt**

**Estate Agents and Chartered Surveyors** 

26 Allandale Road Stoneygate Leicester LE2 2DA T 0116 270 5900

www.fothergillwyatt.com