

16 THE ZENITH BUILDING  
LEICESTER

## 16 The Zenith Building

14-38 Colton Street  
Leicester LE1 1QA

An immaculately presented one bedroom second floor apartment with views towards the St. George's Church.

Communal hallway | private hallway | bedroom | bathroom | open plan kitchen/ living area diner | Juliet balcony | secure underground parking | EPC-C

### LOCATION

Situated in Leicester's cultural quarter, close to Curve Theatre and Phoenix Square Cinema, the Zenith Building is located on Colton Street, giving excellent access to the city centre, professional quarters and mainline railway station along with restaurants and shopping facilities normally associated with a major city centre.

### ACCOMMODATION

The accommodation in brief comprises:  
Communal entrance hall with video intercom system, and stairs and lift to all floors.  
Private entrance hall having solid wood front door, halogen down spotlights, video intercom system, electric storage heater, built-in airing cupboard and wood laminate effect flooring.

Bedroom with built-in wardrobes with mirrored doors, double glazed window to rear elevation, halogen down spotlights, electric storage heater, television and telephone points.

Bathroom with panelled bath with glass shower door and shower over, low flush WC, wash hand basin, heated towel rail, large mirror over sink with electric shaver point, part tiled walls, tiled floor.

Living area with double glazed sliding patio and **GLASS JULIET BALCONY** overlooking church, double glazed window to side elevation, halogen down spotlights, electric storage heater, television and telephone points, **OPEN PLAN TO** kitchen with an excellent range of contemporary style eye and base level units and drawers with worktops over, stainless steel sink and drainer unit, stainless steel four-ring stainless steel hob with stainless steel oven under, stainless steel splashback and stainless steel hood over, under cabinet lighting, built-in Electrolux slimline dishwasher, built-in fridge-freezer, further tiled splashbacks, wood laminate effect flooring.

Outside the property enjoys secure underground parking.

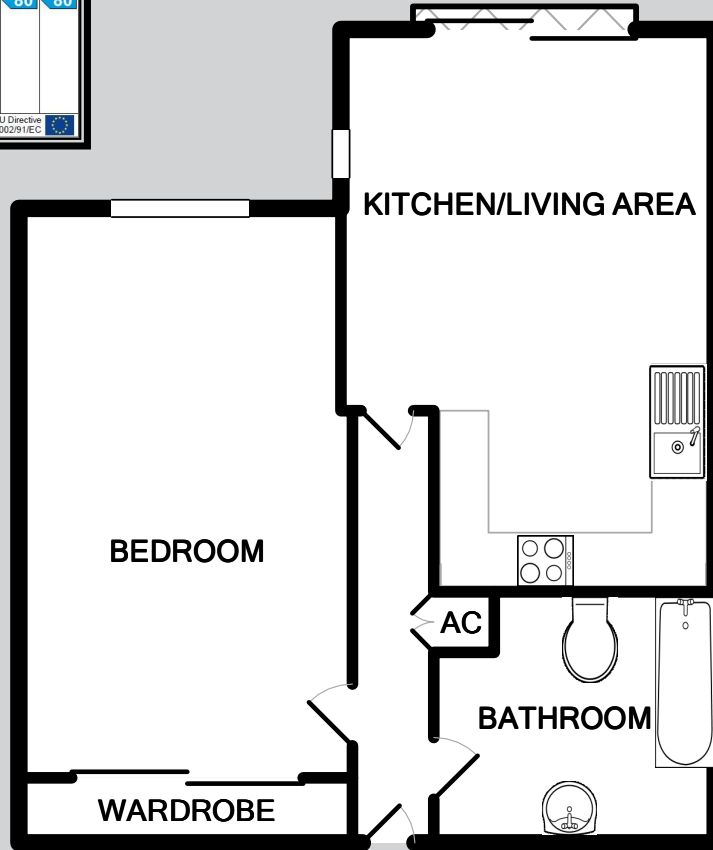
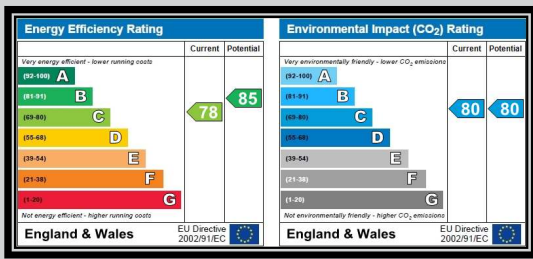
### DIRECTIONAL NOTE

Proceed on foot from our city centre office, turning right 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.









**16 The Zenith Building, 14-38 Colton Street, Leicester LE1 1QA**  
 Total Approximate Gross Internal Floor Area = 527 SQ. FT / 49 SQ. M  
 Measurements are approximate. Not to scale.  
 For illustrative purposes only.



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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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