



Apartment 22, Phoenix Square, 11 Morledge Street, City Centre, Asking price £95,000

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 fourth floor studio apartment offers a light and spacious open plan living/ kitchen/ bedroom area with an east facing balcony, high specification fitted kitchen and contemporary bathroom. A unique development offering 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

Within the open plan living/ kitchen/ bedroom area there is a French door leading out on to a small east facing balcony with great views over the city. The high specification fitted kitchen includes integrated fridge freezer, dishwasher, microwave oven, hob and extractor. A good size storage cupboard housing washer/ dryer and the Elson unit which supplies hot water to the apartment. The bathroom has a contemporary three piece suite including bath with shower over. The studio apartment also benefit's from use of a 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.

Property Information Pack

An Information pack containing detailed information about the property, history and other useful information is available from the office. Please enquire on 0116 2705900 to request a copy.

Viewings

Viewings are to be strictly by appointment only with Fothergill Wyatt on 0116 270 5900. Alternatively, further details can be found on the website and you can register with us at www.fothergillwyatt.com



Fothergill Wyatt
Estate Agents and Chartered Surveyors

**26 Allandale Road
Stoneygate
Leicester LE2 2DA
T 0116 270 5900
F 0116 274 5732
info@fothergillwyatt.com
www.fothergillwyatt.com**

Important Notice

These particulars are not an offer or contract, nor part of one. Fothergill Wyatt Ltd. for themselves and for the Vendors of this property, whose agents 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 purchasers and lessees ought to seek their own professional advice.
2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers 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 FothergillWyatt has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Fothergill Wyatt Ltd., nor enter into any contract on behalf of the Vendor.
4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn.

All measurements are approximate. While 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.