



Apartment 22, Phoenix Square, 11 Morledge Street, City Centre,
Asking price £90,000

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 courtyard. The high specification fitted kitchen includes integrated fridge freezer, dishwasher, microwave oven, hob and extractor. A good size storage cupboard housing washing machine 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 benefits from use of 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.

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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92-100) A			(92-100) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Fothergill Wyatt

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