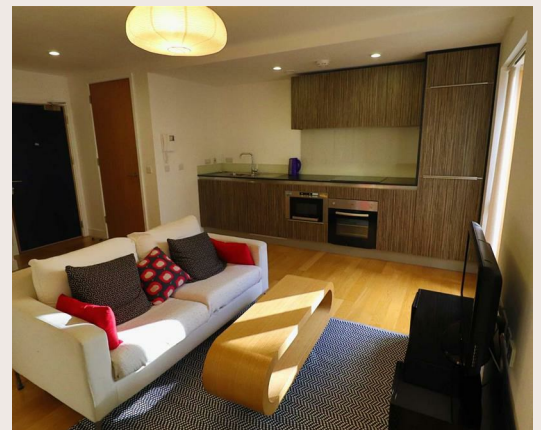




**Apartment 22, Phoenix Square, 11 Morledge Street, City Centre, Leicester,  
Leicestershire LE1 1TH**  
Offers In Excess Of £90,000

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. EPC B.







Phoenix Square sits right in the heart of Leicester's vibrant Cultural Quarter. This is a truly unique building fusing together independent Arts Cinema, individually designed homes, office studios and creative workspace. Please go to [www.phoenixsquare.org](http://www.phoenixsquare.org). Winner of Regeneration Project of the year Award 2010. RIBA highly commended RIBA East Midlands Design Award 2010.

### 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.

### 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](http://www.fothergillwyatt.com)

### 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

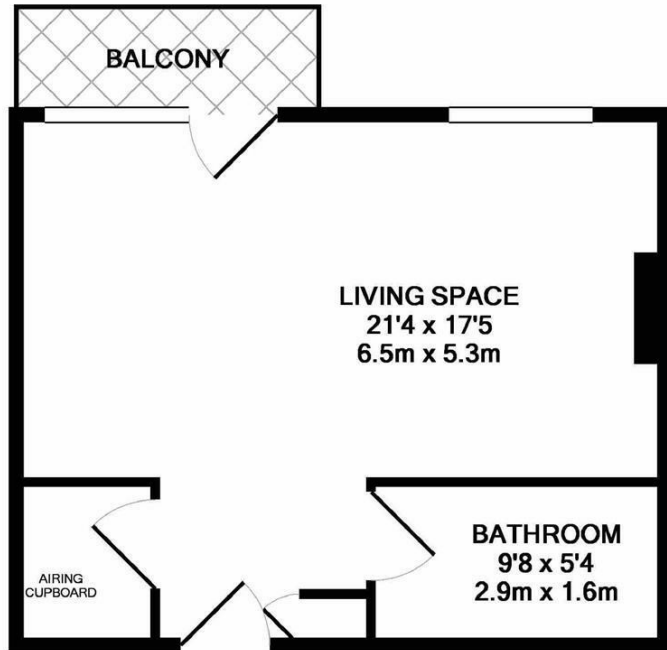
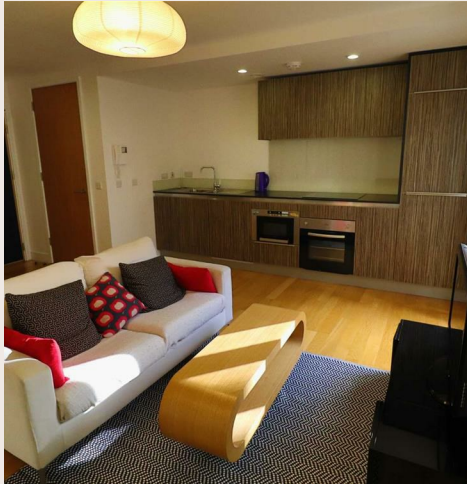
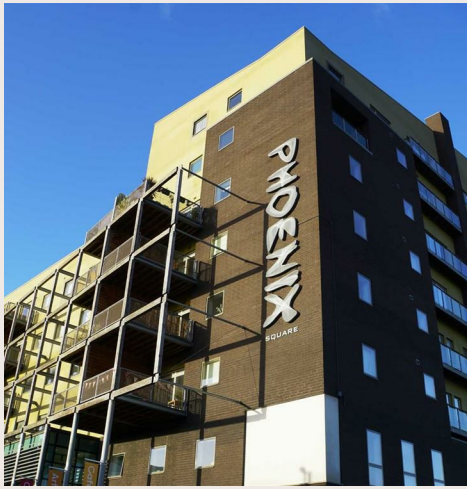
contemporary three piece suite including bath with shower over. The studio apartment also benefits from use of an underground bike store.

### 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.







TOTAL APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A		89	89
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(91-100) A		89	89
(81-90) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Fothergill Wyatt**  
Estate Agents and Chartered Surveyors

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[www.fothergillwyatt.com](http://www.fothergillwyatt.com)

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