



## Zenith Building, Colton Street, Leicester LE1 1QA

**Guide Price £165,000**

**Leasehold**

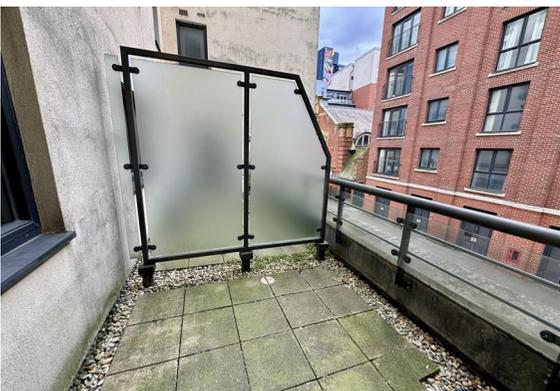


- Ideal for Investors - Currently tenanted to 2 students achieving an annual rent of £14,840
- Two Bedroom Apartment near Leicester's Cultural Quarter
- First Floor Apartment
- Allocated Secure Car Parking
- Modern Fitted Kitchen with Integrated Appliances
- Open Plan Lounge/Diner
- Two Double Bedrooms with Fitted Wardrobes
- Outdoor Terrace
- No upwards chain

Priya Properties are pleased to offer for sale this two bedroom apartment located near Leicester's Cultural Quarter within easy reach of shops, amenities, and Leicester Train Station.



The accommodation comprises, entrance hall, open plan lounge diner and kitchen with integrated appliances, two double bedrooms with fitted wardrobes, bathroom and an outdoor terrace. The property benefits from double glazing.



**Parking**  
One allocated secure car parking space.

**Leasehold Details**  
Term: 999 years from 22 February 2006  
Service Charge: £3,014 per annum  
Ground Rent: £400 per annum

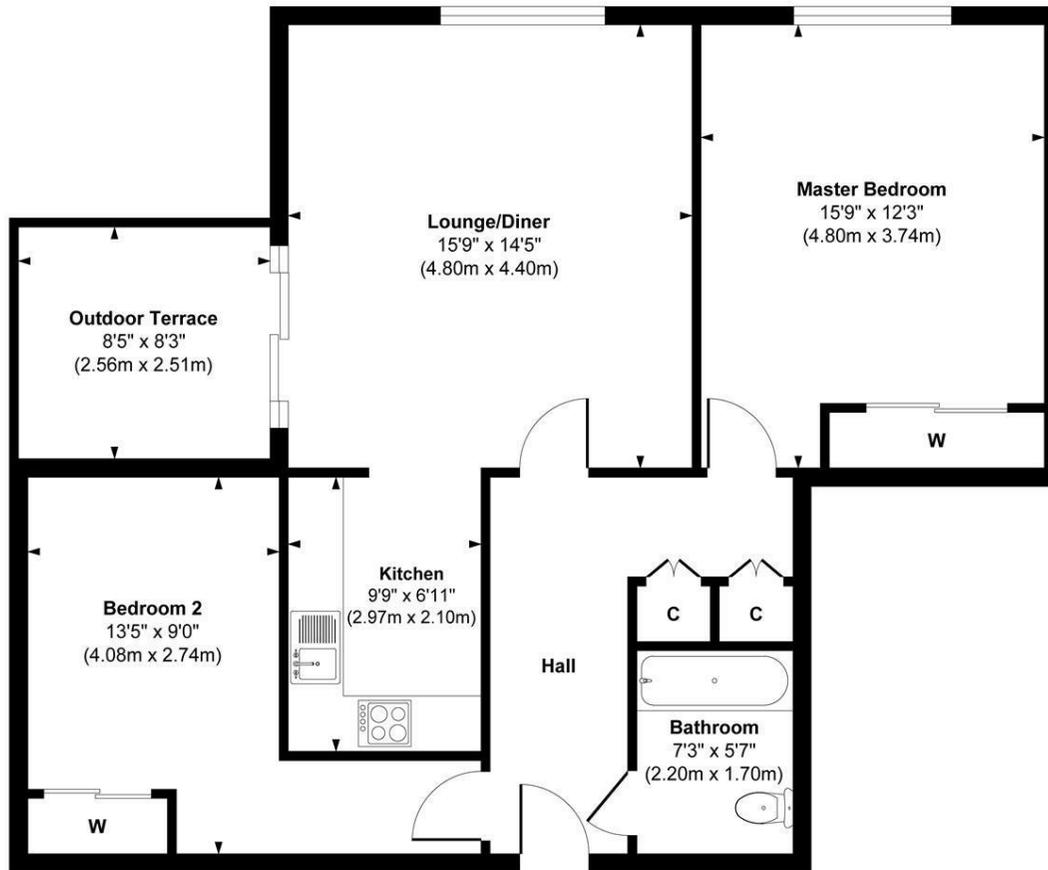


**Council Tax Band**  
Leicester City Council Band C

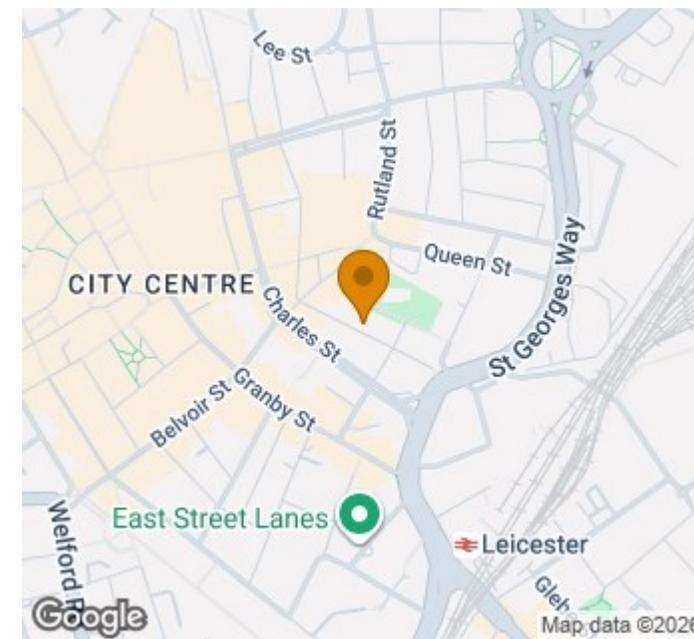




## 12 Zenith Building, Leicester



Floor Plan



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Important Notice

Priya Properties for themselves and for the Vendors whose agent they are, give notice that:

- 1) Money laundering regulations - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2) 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 purchaser(s) and lessees ought to seek their own professional advice.
- 3) All descriptions, dimensions, areas, reference to condition and if necessary, permissions for use and occupation and their details are given in good faith and believed to be correct. Any intending purchaser(s) 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.
- 4) No person in the employment of Priya Properties has any authority to make or give any representation or warranty, whether in relation to this property or these particulars, nor to enter any contract relating to the property on behalf of the Vendors.
- 5) No responsibility can be accepted for any expenses incurred by any intending purchaser(s) in inspecting properties that have been sold, let or withdrawn.

**78 Hinckley Road  
Leicester  
LE3 0RD**

**findmeahome@priyaproperties.co.uk  
priyaproperties.co.uk**