

**PHOENIX SQUARE
11 Morledge Street
Leicester
LE1 1TH**

PRICE LIST – PHASE 1

No	Floor	Accommodation	Sq Ft	Price
19	3 rd	Two bedroom, two bathroom with east facing balcony and parking	635	£129,500
32	4th	One bedroom with west facing Juliet balcony. No Parking	438	£85,000
33	4 th	Two bedroom, two bathroom with east facing Juliet balcony and parking	846	£147,500
34	4th	One bedroom with west facing Juliet balcony. No parking	438	SOLD
35	4th	2 bedroom 2 bathroom with north facing Juliet balcony and parking	793	SOLD
40	5th	One bedroom apartment with terrace and parking	548	SOLD
41	5th	One bedroom apartment with terrace and parking	548	SOLD
43	5th	One bedroom with south facing balcony and parking	462	SOLD
48	5 th	One bedroom with west facing Juliet balcony. No parking	438	£93,500
49	5 th	Two bedroom, two bathroom with east facing Juliet balcony and parking	846	£150,000
50	5th	One bedroom with west facing Juliet balcony. No parking	438	£93,500
51	5th	Two bedroom, two bathroom with north facing Juliet balcony and parking	793	£145,000
54	5th	One Bedroom with north facing Juliet balcony. No parking	491	95,500
55	6th	Two bedroom, two bathroom with large west facing terrace and parking	801	UNDER OFFER
56	6th	Studio apartment with west facing Juliet balcony. No parking	368	£74,950
59	6 th & 7th	Three bedroom, two bathroom duplex penthouse with south facing balcony and parking	1200	£210,000
60	6th & 7th	Three Bedroom, two bathroom duplex with balcony and parking	1057	SOLD
62	7 th	Two bedroom, two bathroom with east facing Juliet balcony and parking	868	£165,000

A reservation fee of £1,000 is payable to Freeth Cartwright Llp. This is non-refundable and deductible on completion of the purchase.

Tenure is a 150-year Lease. Ground rent payable £150 per annum.

Service Charge: £0.98 per sq ft. Buildings Insurance: £0.48per sq ft.