

Wade Street

Lichfield, WS13 6HT

John
German



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£195,000

John German are delighted to offer for sale this beautifully appointed two-bedroom apartment situated in the heart of Lichfield with views of the Cathedral, lift access to all floors and offered to the market with no upward chain.

This beautifully appointed two bedroom second floor apartment is situated in this handsome Georgian style building opposite the Garrick theatre and is just a few yards away from Lichfield's selection of shops, pubs, restaurants and bars.

The Dominium Court development appeals to a wide range of buyers with its central location, secure entry system, lift access to all floors and shared roof terrace with views of Lichfield cathedral. For investors, this property would expect to achieve a monthly rental income of £750 PCM, meaning a potential yield of 4.5%.

This second floor two bedroom apartment comprises entrance door opening into the hallway with storage cupboard and doors off to the living room, family bathroom and both bedrooms. The spacious living room has two sash windows to the rear aspect overlooking Tudor Row and an opening leads to the kitchen which has a range of wall and base units with inset stainless steel sink and drainer with mixer tap over, Bosch electric oven and hob with extractor above and space for further appliances.

The main bedroom also has a sash window to the rear aspect along with a range of built-in wardrobes and cupboards providing great storage. The en-suite shower room has a double shower cubicle, low level WC and a wash hand basin. The second bedroom has a sash window to the rear and acts as an ideal single bedroom or home office. Completing the accommodation is the bathroom which has a bath with shower over, wash hand basin and WC with ceiling spotlights.

Although there is no allocated parking with the property, parking permits are available from Lichfield council in a nearby car park less than 1 minutes' walk away.

Tenure: Leasehold. understand that the 125-year lease commenced 2005. The ground rent is approximately £200 per annum and the service charge is approximately £1100 per annum. We are currently awaiting exact figures. (Purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Services: Mains water, drainage, electricity and gas are believed to be connected to the property, but purchasers are advised to satisfy themselves as to their suitability.

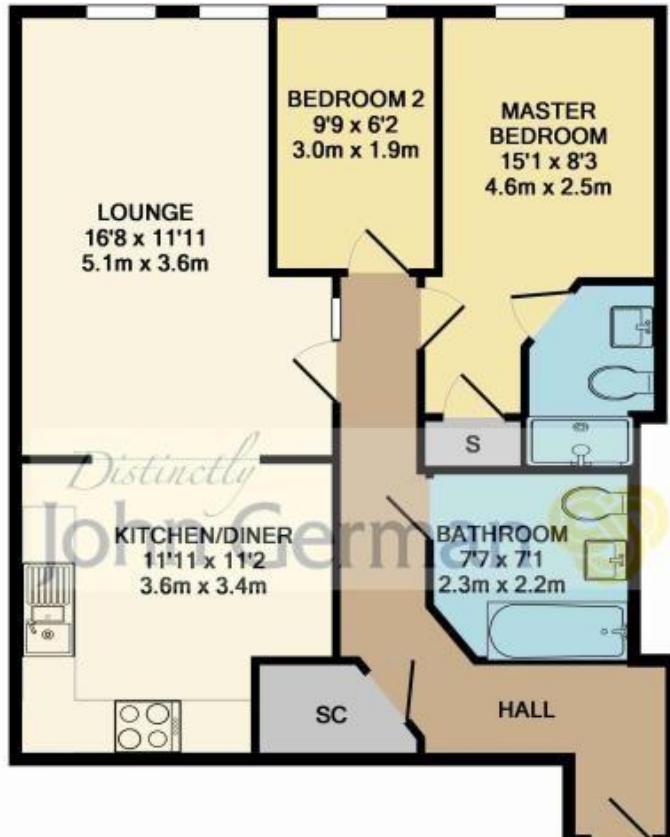
Useful Websites: www.environment-agency.co.uk/

Local Authority/Tax Band: Lichfield District Council / Tax Band TBC

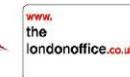
Our Ref: JGA/29032021







While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Agents' Notes

These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

Referral Fees

Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

Survey Services - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.

AWAITING EPC MEDIA

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