

Beatrice Court

Lichfield, Staffordshire, WS13 6UF



Luxury apartment situated within a central position in the Cathedral city of Lichfield.

£300,000

John German

Beatrice Court is a collection of luxury apartments built by the well-regarded developers Wavensmere Homes in 2017 and occupies a highly desirable position, situated off St. John's Street in the Cathedral city of Lichfield.

From the apartment, you can enjoy a short stroll to the centre of Lichfield which is home to a range of boutique shops, cosy cafes, markets, pubs and a vast selection of fantastic restaurants. Lichfield's city station is situated within a two-minute walk from the apartment, making this a great spot for commuters with regular services operating to Birmingham, whilst Lichfield's Trent Valley Station offers regular services to London Euston.

This luxury apartment comprises of a secure entry system with stairs rising to the first floor, together with a welcoming entrance hallway having high ceilings, sash windows, and doors leading off to the two bedrooms, bathroom, utility, and open plan living kitchen area.

The master bedroom is a light and inviting room with two large sash windows to the front aspect, carpeted flooring, recently fitted built-in wardrobes and a modern en-suite shower room with the benefit of under floor heating and a suite comprising walk-in shower, wash basin and low level WC.

Bedroom two is another spacious double bedroom with carpeted flooring and a sash window to the front elevation.

The family bathroom is fitted with marble-effect tiling, again with under floor heating, in addition to a low level WC, wash basin with storage below, heated towel rail, and a bath with shower over.

Making this apartment particularly unique, is the added benefit of a separate utility room.

Completing the apartment is the dual-aspect, open plan living kitchen area, accommodating modern living and ideal for entertaining family and friends, together with two windows overlooking the front elevation, and a window to the side aspect. The kitchen itself is fitted with a range of modern, white high gloss units with a range of integrated appliances. There is also space for living and dining furniture.

Outside, there is one allocated parking space alongside further visitor parking, and a communal bike shed.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Terms of Lease: 125 Years

Commenced: 1st Jan 2017

Years Remaining: 120

Ground Rent (Payable): £300 1st January

Service Maintenance Charge (Payable): £1,601.72 1st January

Freeholder: Premier Estates

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

Useful Websites: www.gov.uk/government/organisations/environment-agency
www.lichfielddc.gov.uk/planning

Our Ref: JGA/15062022

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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	46 E
21-38	F		
1-20	G		



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