

# Addison House

Beatrice Court, Lichfield, WS13 6UF



A superbly presented first floor apartment situated in an exclusive block in a wonderful City centre location. Being only a short walk to Beacon Park, Minster Pool, Cathedral, classy restaurants and shops plus the rail station.

Offers over £300,000

John German 

The apartment is located within a short walk of Lichfield's Cathedral, Beacon Park, Minster Pool and the vibrant city centre itself with its range of boutique shops, cosy cafes, markets, pubs and a vast selection of restaurants. It is well placed for commuters having two rail stations - the Cityline has services to Birmingham and other suburban hols and the Trent Valleyline has many services including a direct journey to London Euston. The nearby A38 gives access to Burton on Trent, Birmingham, Derby, A50 and M6 Toll.

A communal reception hall has a secure control remote entrance system. Step inside the apartment where the hall has a cupboard housing the electric heating system and waterproof laminate floor that extends into the shower room and living/dining area.

The stunning open plan living, dining and kitchen space is beautifully appointed, the kitchen area has a tiled floor and a range of contemporary wall base and drawer units complemented by stylish worktops. Integrated appliances comprise a Neff induction hob, stainless steel glass extractor hood, Neff split level double oven, fridge/freezer, washing machine and dishwasher. The spacious living and dining area has three sash windows enjoying pleasant rear views.

There are two double bedrooms, the principal bedroom has its own luxury en suite comprising bath with shower over including traditional and rainfall heads, WC and wash basin set into an integrated drawer unit all complemented by exquisite tiling, ceiling spotlights and a chrome towel radiator.

A separate shower room is similarly appointed in a luxury style with the same tiles as the bathroom, a double width shower again with conventional and waterfall heads, WC and wash basin set in an integrated drawer beneath plus ceiling spotlights and a chrome towel radiator.

Outside there is an allocated parking space.

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

125 years from 2017.

Ground rent currently £300 per annum.

Service maintenance charge is currently £1,679.28 paid annually on 1st January.

Freeholders are Beatrice Court (Lichfield) Freehold Ltd.

The lease may contain various covenants, we have advised our clients provide a copy of the lease to be available for inspection.

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

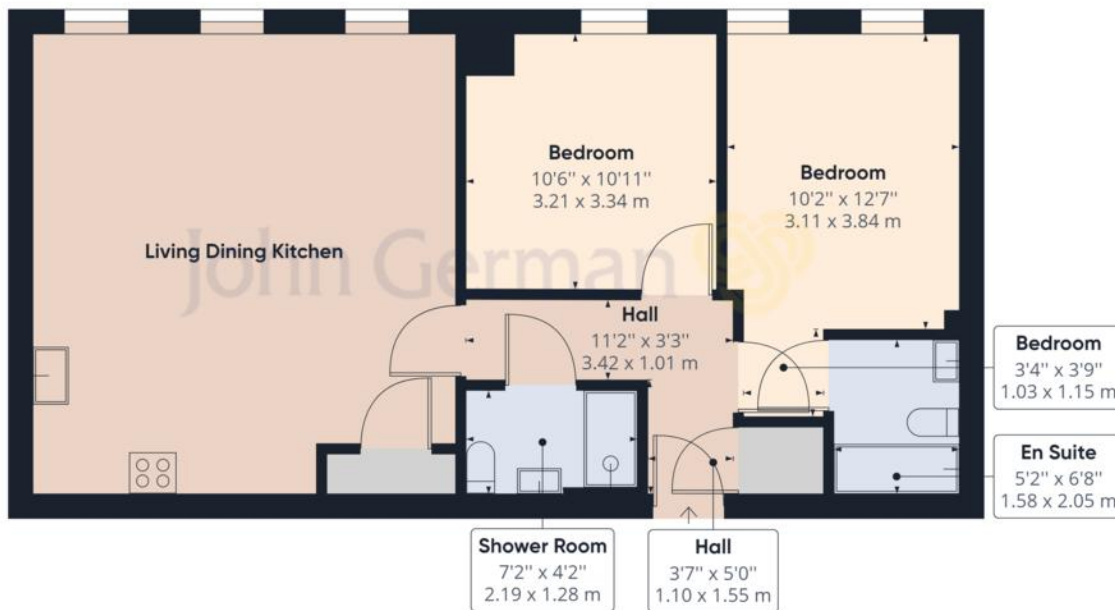
**Useful Websites:** [www.lichfielddc.gov.uk](http://www.lichfielddc.gov.uk)

[www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/14092022

**Local Authority/Tax Band:** Lichfield District Council / Tax Band D

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Approximate total area<sup>(1)</sup>

752.99 ft<sup>2</sup>  
69.95 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70   c	70   c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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.

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 Burton upon Trent | Derby | East Leake | Lichfield  
 Loughborough | Stafford | Uttoxeter | The London Office

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