

Cornfield Drive

Boley Park, Lichfield, WS14 9UG

John 
German



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£90,000

Offered to the market with no onward chain and having a recently extended lease is this studio apartment situated within the Boley Park area of Lichfield.

A fantastic opportunity for first time buyers to get onto the housing ladder with this well-presented studio apartment being situated within the highly desirable Boley Park area of Lichfield.

Should you wish to purchase this apartment for rental purposes, we estimate a monthly rental figure of £550 pcm providing a yield of over 6%.

Boley Park is a popular location within Lichfield's cathedral city and offers a range of shops, a local pub and a recently refurbished Co-op supermarket. Nearby road links include the A38, A5 and M6 toll road and Lichfield is home to two train stations – Lichfield City and Lichfield Trent Valley station.

This first-floor apartment comprises entrance door opening into the lounge/living space with two ceiling light points, window to front aspect, carpeted flooring and opening leading into the kitchen. The kitchen is fitted with a range of modern white gloss wall and base units with inset stainless-steel sink with drainer and mixer tap over, integrated electric oven and hob, spotlights and window to side aspect.

The dressing room/office provides great storage space or is an ideal space for those looking to work from home. The modern shower room comprises corner shower cubicle with electric shower, low level WC, wash hand basin and mirrored bathroom cabinet.

Outside, the property has communal gardens shared with the other apartments and allocated parking.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 22 February 2021. Ground rent £80 per annum. Service charge £33 per annum.

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.lichfielddc.gov.uk

Our Ref: JGA/14112022

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







Agents' Notes

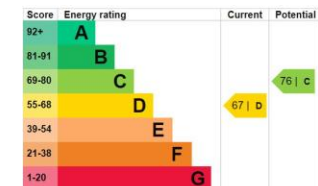
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. 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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