

Lower Sandford Street

Lichfield, Staffs, WS13 6QY

John 
German



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Guide Price £70,000

With city views including the cathedral spires and a few minutes stroll to Beacon Park and Minster Pool, a superbly spacious fourth floor retirement apartment for the over 60's, offered with no upward chain.

A perfectly located development close to all the city amenities and having very well cared for communal areas, together with attractive gardens and owner/visitor parking areas.

A secure intercom system allows monitored access to the welcoming communal hall and lift area. The fourth-floor landing gives access to this apartment and its own spacious entrance/reception hall which provides a centre point of access to almost all rooms within the apartment and the airing cupboard.

The spacious lounge/dining room has a wide framed front facing window enjoying city views, feature fireplace surround and electric fire and additional electric radiator.

The kitchen leads off the lounge and again has a front facing window with views. The kitchen has a modern range of high gloss cream toned base and wall units with contrasting worktops, inset 1 ½ bowl sink unit, built in electric oven, hob and extractor hood, appliance space for a fridge/freezer and splashback tiling.

Bedroom one is a generous sized double room with wide framed front facing window and a fitted electric radiator. The shower room is fully tiled and has a modern white and chrome suite to include a double width shower unit, low level WC, wash hand basin and chrome ladder radiator.

Outside, well maintained gardens are part of this development together with seating areas, resident and visitor parking, with secure barrier access.

Agents note: The property is managed by Midland Heart Ltd. Purchase of the apartment is subject to a potential buyer meeting criteria for residency.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced: 27/9/1987. Years Remaining: 64. Service charge is £266.11 per month.

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.

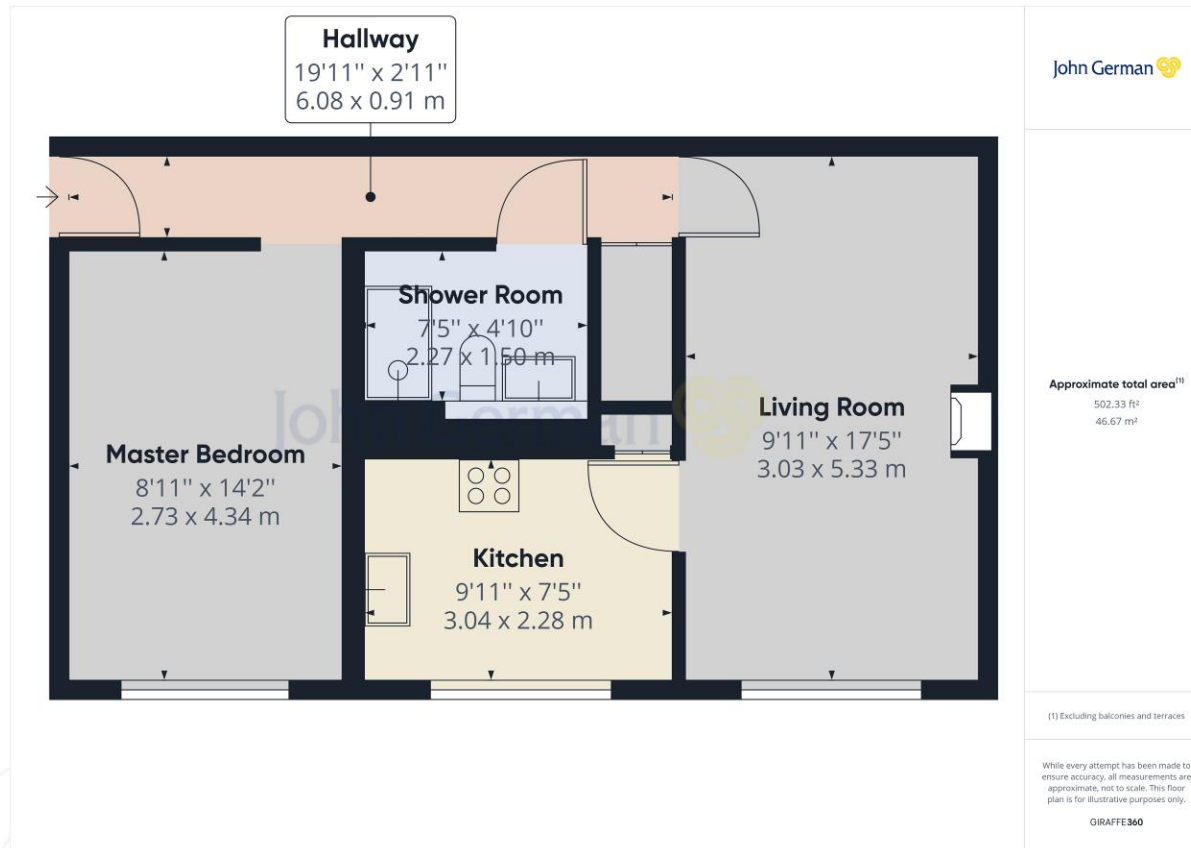
Useful Websites: www.lichfielddc.gov.uk

Our Ref: JGA/16122022

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







Agents' Notes

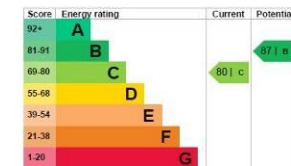
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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