

Lower Sandford Street

Lichfield, Staffordshire, WS13 6QY

John 
German



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£190,000

A fabulous third floor retirement apartment next to Beacon Park with an extended lease and a fully refurnished interior of quality.

A spacious and very well upgraded third floor apartment with over 60's amenities including lifts to all floors, residents lounge, guest suite to hire, laundry, hairdressers, on site scheme manager and a 24 hour monitored alarm system. Including the extended lease costs, our vendors have invested well over £40,000 to create a stylish and very comfortable property.

The accommodation has modern electric heating and comprises a secure entry system leading to the communal hall and lifts with swift access to the third floor and the apartments personal front door leading into a spacious hall with cloaks storage cupboard and airing cupboard.

The beautifully decorated lounge/dining room has a wide window enjoying city landscape views and a feature electric fireplace and surround. The stylish new kitchen leads off the lounge and has a full range of white high gloss base and wall units, contrasting worktops, built-in double oven and microwave, integrated fridge/freezer, dishwasher and washing machine and an acrylic one and half bowl sink unit and mixer tap.

Bedroom one is a lovely generous double bedroom with wide framed window allowing excellent natural light and there is a full length range of bespoke built in wardrobes. Bedroom two is currently used as a hobbies room but makes a comfortable double bedroom with double doors leading to the hall. The shower room/WC has been fully refitted and refurbished and now offers a modern white chrome suite to include corner shower cabinet, high comfort WC, wash hand basin, bespoke storage and display sill, vanity mirror and a chrome ladder radiator.

Outside there are attractive and very well maintained communal landscaped gardens with a choice of seating areas and owner and visitor parking with security barrier.

Agents note:

The property is managed by Midland Heart Ltd. Purchase of the apartment is subject to potential buyers meeting criteria for residency.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). The extended lease we understand is 125 years from 2020. Ground rent will be Peppercorn. Service charge £266 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.gov.uk/government/organisations/environment-agency

Our Ref: JGA/03022023 **Local Authority/Tax Band:** Lichfield District Council / Tax Band C







Agents' Notes

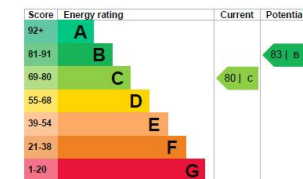
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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

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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