

# Homelodge House

Castle Dyke, Lichfield, WS13 6XD





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£70,000

**John German are delighted to offer this first floor retirement apartment for the over 60's, situated in the heart of Lichfield city centre.**

Situated in the heart of Lichfield city centre is this well appointed retirement apartment boasting facilities such as an on site manager, residents lounge and laundry along with lift access to all floors.

The first floor apartment comprises entrance door opening from the communal hallway into to hall with built in storage cupboard currently housing the hot water tank and doors off into the lounge diner, kitchen, bedroom and shower room.

The modern shower room comprises double shower cubide with electric shower, low level WC, wash hand basin with vanity unit below and tiled floor.

The master bedroom has carpeted flooring, a built in wardrobe, two wall light points, electric wall mounted heater and a front facing uPVC double glazed window.

The spacious lounge diner has carpeted flooring, two wall light points, electric wall mounted heater and a uPVC double glazed window to the front aspect.

From the lounge diner there is an opening into the kitchen with matching wall and base units with a stainless steel sink with tap over and space for a fridge and cooker.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1985 for 125 years. Ground rent £232 every six months. Service charge £4,000 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.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

[www.lichfelddc.gov.uk](http://www.lichfelddc.gov.uk)

**Our Ref:** JGA/14022023

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









## Agents' Notes

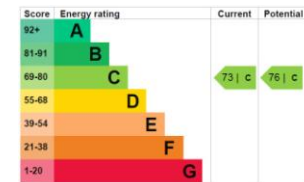
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property.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



## John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
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JohnGerman.co.uk Sales and Lettings Agent

