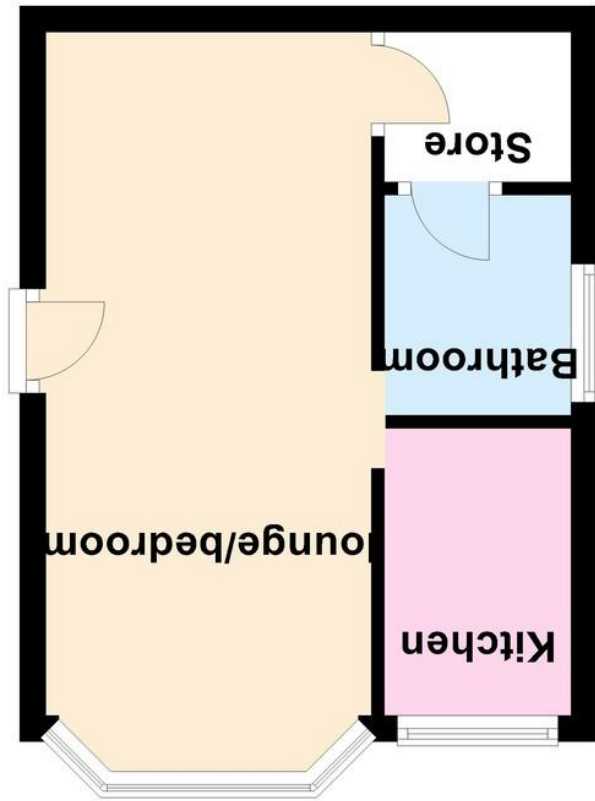


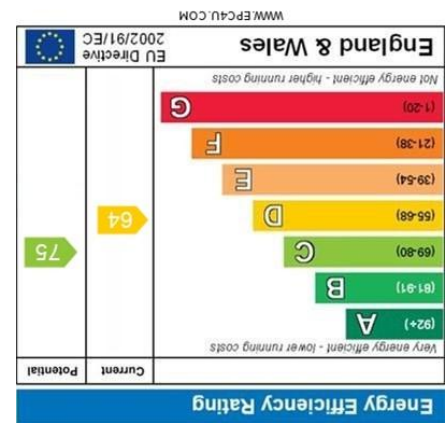
GUIDE TO THE RELATIONSHIP BETWEEN ROOMS  
 NOT TO SCALE: THIS IS AN APPROXIMATE

Total area: approx. 231.2 sq. feet



Ground Floor  
 Approx. 231.2 sq. feet

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format  
 Please note that on occasion the EPC may not be available due to reasons beyond our control, the Regulations state that the EPC must be presented within 21 days of initial marketing of the property.  
 Therefore we recommend that you regularly monitor our website or email us for updates.  
 Please feel free to relay this to your Solicitor or License Conveyor.



Tamworth | 01827 68444 (option 1)



- PRIME LICHFIELD LOCATION
- FIRST FLOOR STUDIO APARTMENT
- BATHROOM
- KITCHEN AREA
- ALLOCATED PARKING

Bloomsbury Way, Boley Park, Lichfield, WS14 9XH

£75,000



## Property Description

A first floor studio apartment with one allocated parking space, communal gardens, set in a prime location in Lichfield on the Boley Park Estate, close to local amenities and transport links.

Approach the property via the communal entrance door with stairs leading to the first floor, door leading into the apartment.

LOUNGE AREA 8' x 16' 3" (2.44m x 4.95m) Having pull down bed, electric radiator, double glazed box window to the rear.

Lounge area opens to:-

KITCHEN Having kitchen units, electric cooker, work surfaces, plumbing for washing machine and window to the rear.

BATHROOM Having low level wc, panelled bath with electric shower over, tiled walls, double glazed window to side, pedestal wash hand basin and storage cupboard.

Council Tax Band A - Lichfield Distract Council

Predicted mobile phone coverage and broadband services at the property:-

Mobile coverage - voice and data EE, Three, O2 and Vodafone.

Broadband coverage:-

Broadband Type = Standard Highest available download speed 19 Mbps. Highest available upload speed 1 Mbps.

Broadband Type = Ultrafast Highest available download speed 1000 Mbps. Highest available upload speed 220 Mbps.

Networks in your area - Virgin Media, Openreach

FIXTURES AND FITTINGS as per sales particulars.

### TENURE

The Agent understands that the property is leasehold with approximately 79 years remaining. Service Charge is currently running at £1,154 per annum and is reviewed (to be confirmed). The Ground Rent is currently running at £87.40 per annum and is reviewed (to be confirmed). However we are still awaiting confirmation from the vendors Solicitors and would advise all interested parties to obtain verification through their Solicitor or Surveyor.

GREEN AND COMPANY has not tested any apparatus, equipment, fixture or services and so cannot verify they are in working order, or fit for their purpose. The buyer is strongly advised to obtain verification from their Solicitors or Surveyor. Please note that all measurements are approximate.

If you require the full EPC certificate direct to your email address please contact the sales branch marketing this property and they will email the EPC certificate to you in a PDF format

WANT TO SELL YOUR OWN PROPERTY?  
CONTACT YOUR LOCAL GREEN & COMPANY BRANCH ON 01827 68444