

Andrews House

Lower Sandford Street, Lichfield, WS13 6QY

John 
German



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£119,500

A superb city centre retirement apartment with stunning city views, closeby Beacon Park access, an extended lease and a refitted kitchen and wet room.

Located on the fringes of Beacon Park and within minutes of the bustling city centre including extensive shopping, recreational, public transport and cultural amenities, not to mention lovely walks alongside Minster and Stowe Pools.

This perfectly placed retirement apartment has an extended lease, on site manager and a large and friendly communal lounge. With outstanding elevated city views including the famous three spires of Lichfield Cathedral, the apartment offers lift access to the seventh floor where your own private entrance door leads you into a good sized hall with built in storage facility, night storage radiator and access to the bedroom, shower room and lounge.

The combined lounge/dining room is a good size and has a night storage radiator and far reaching views of the city from front facing windows. Leading off is a refitted kitchen with ivory shaker style base and wall units together with contrasting worktops, enamel sink unit, glass splash backs, curved corner units, built in oven, microwave, fridge, freezer and space for a washing machine. There is also a facility for a small breakfast table and chairs where you can enjoy more of those fine city views.

The generous double bedroom has plenty of room for freestanding or fitted furniture, a timed heater and also enjoys a front city facing window.

The refitted wet room has fully tiled walls and a walk in showering area, low level WC, wash hand basin and a heater.

Outside - There are attractive landscaped gardens with a choice of seating areas and visitor parking with security barrier.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). The property is managed by Midland Heart Ltd. Leasehold and subject to a potential purchaser meeting criteria for residency at the scheme. Service charge approx. £271 per month. 125 years from 30/4/2019.

Property construction: **Parking:** On site **Electricity supply:** Mains **Water supply:** Mains

Sewerage: Mains **Heating:** Night storage heaters
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type:

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

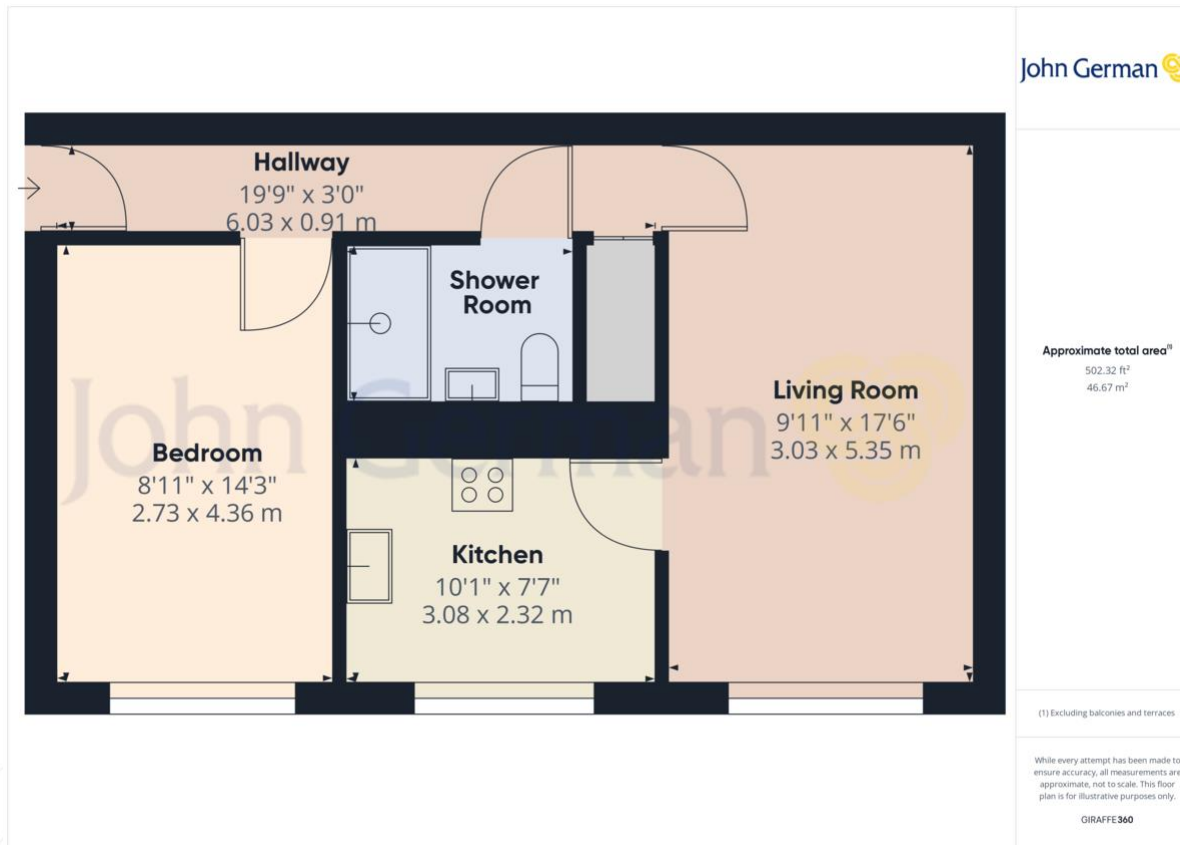
Local Authority/Tax Band: Lichfield District Council / Tax Band C

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/26022024







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Agents' Notes

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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.

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