

Addison House

Beatrice Court, St John Street, Lichfield, WS13 6UF



Luxury apartment living in the city centre, within minutes of the station, Garrick Theatre, restaurants and shops galore. Top floor position with lift access, dedicated parking and communal garden.

£295,000



John German

Tucked away from St John Street at the rear of this high quality development and occupying a second floor position which affords pleasant views and good light to all principal rooms. An immaculately presented apartment that would make a low maintenance home for upsizing or downsizing couples and singletons.

This home has a secure entry phone system that gives access into the communal hall, stairs and lift area. On the second floor, the apartment's own front door then leads into a spacious central hall that gives access to all rooms in the property, together with a large and useful cloaks storage cupboard and airing cupboard.

The main living space within the property is a large open plan living/dining room which has three front aspect windows and open access to the immediately adjacent kitchen. The lounge/dining room is a good size and versatile space which can be furnished in various configurations to suit the owner. The modern high gloss white kitchen has a full range of base and wall units, coordinating worktops and upstand, inset sink unit, built in double oven and microwave, induction hob and extractor hood, dishwasher, fridge/freezer and washing machine.

The master bedroom is a spacious sized room with two front facing windows, ample space for freestanding or built in wardrobes and access to a three piece luxury en suite shower room with tiled floor and extensively tiled walls, double width shower cabinet, low level WC and wash hand basin/vanity unit.

Bedroom two is a further good sized double room with front facing window and ample space for freestanding or built in wardrobes. The family bathroom is also fitted with a contemporary style white and chrome suite to match the en suite and has a bath with mains shower over, low level WC, wash hand basin/vanity unit, floor and partial wall tiling.

Outside, allocated owner parking for one car and general visitor spaces within the courtyard parking area that also has an electrically operated security bollard entrance. Within the courtyard is a pretty communal garden area with a gravelled base and planted shrubbery and perennial borders and several trees.

Tenure: Leasehold – 125 years from 2017.

Ground rent £300 per annum to be reassessed in December 2026

Service charge currently £2300 per annum

(purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Property construction: Standard

Parking: Allocated parking

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Modern glass fronted slimline electric panel heaters in the living and bedroom spaces and chrome heated towel rails in the bathrooms. There is a central timer function for the heating system.

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre-See Ofcom link for speed: <https://checker.ofcom.org.uk/>

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

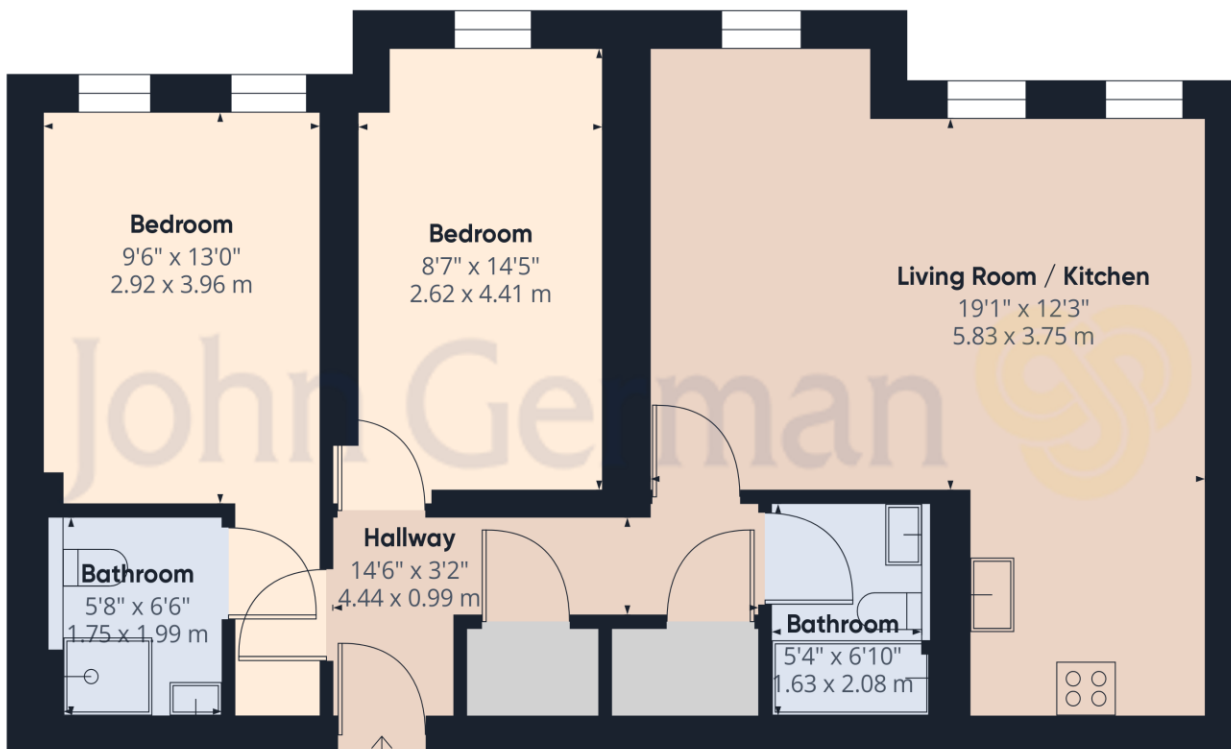
Local Authority/Tax Band: Lichfield District Council / Tax Band D

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

Our Ref: JGA/26032024

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Approximate total area⁽¹⁾
763.76 ft²
70.96 m²

(1) Excluding balconies and terraces





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	47 E	47 E
21-38	F		
1-20	G		



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