

Harrington Walk

Lichfield, WS13 7UY

John 
German



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Lichfield, WS13 7UY

£235,000

An attractive two bedroom apartment situated in a gated development of properties located just a stone's throw from Beacon Park and Lichfield city centre's amenities.

Offered to the market with no upward chain is this spacious two bedroom apartment situated within a gated development of Harrington Walk, off Abnalls Lane in the cathedral city of Lichfield. Only a short walk away is beautiful Beacon Park, a wonderful place to walk, explore and cycle. Lichfield city centre offers a range of boutique shops, cosy cafes, thriving markets and a fantastic selection of pubs, bars and even a Michelin star restaurant. For local families this property falls into the catchment area for Chadsmead Primary Academy and for secondary education it's the Friary High School.

A communal intercom entrance has stairs rising to the first floor. Step inside a wooden entrance door opening into the entrance hall that has a storage cupboard and doors off into the lounge/diner, kitchen, bathroom and two bedrooms. The spacious open plan lounge diner has carpeted flooring, two ceiling light points and a large UPVC double glazed window to the front aspect. The kitchen is fitted with a range of matching wall and base units with worksurfaces over, incorporating an inset stainless steel sink and drainer plus tiled splashbacks. Integral appliances include a fridge/freezer, gas oven with hob and extractor over, and space and plumbing for a washing machine and tumble dryer.

The spacious master bedroom has built in wardrobes, carpeted flooring, uPVC double glazed window to the rear aspect and the luxury of its own en suite shower room. The second bedroom is a further double bedroom with a uPVC double glazed window to the front aspect. Completing the apartment is the family bathroom which has a panelled bath with shower over, low level WC and wash hand basin, carpeted flooring, spotlights to the ceiling and an obscured window to the rear aspect.

Outside there is an allocated parking space plus visitor parking.

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

Lease Commenced: Approx. 2000/2001 for 125 years. Ground rent: £253.63. Service charge £1,638.13.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Standard. **Parking:** Allocated parking space.

Electricity supply: Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Mains.

(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 B


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

Our Ref: JGA/14102024

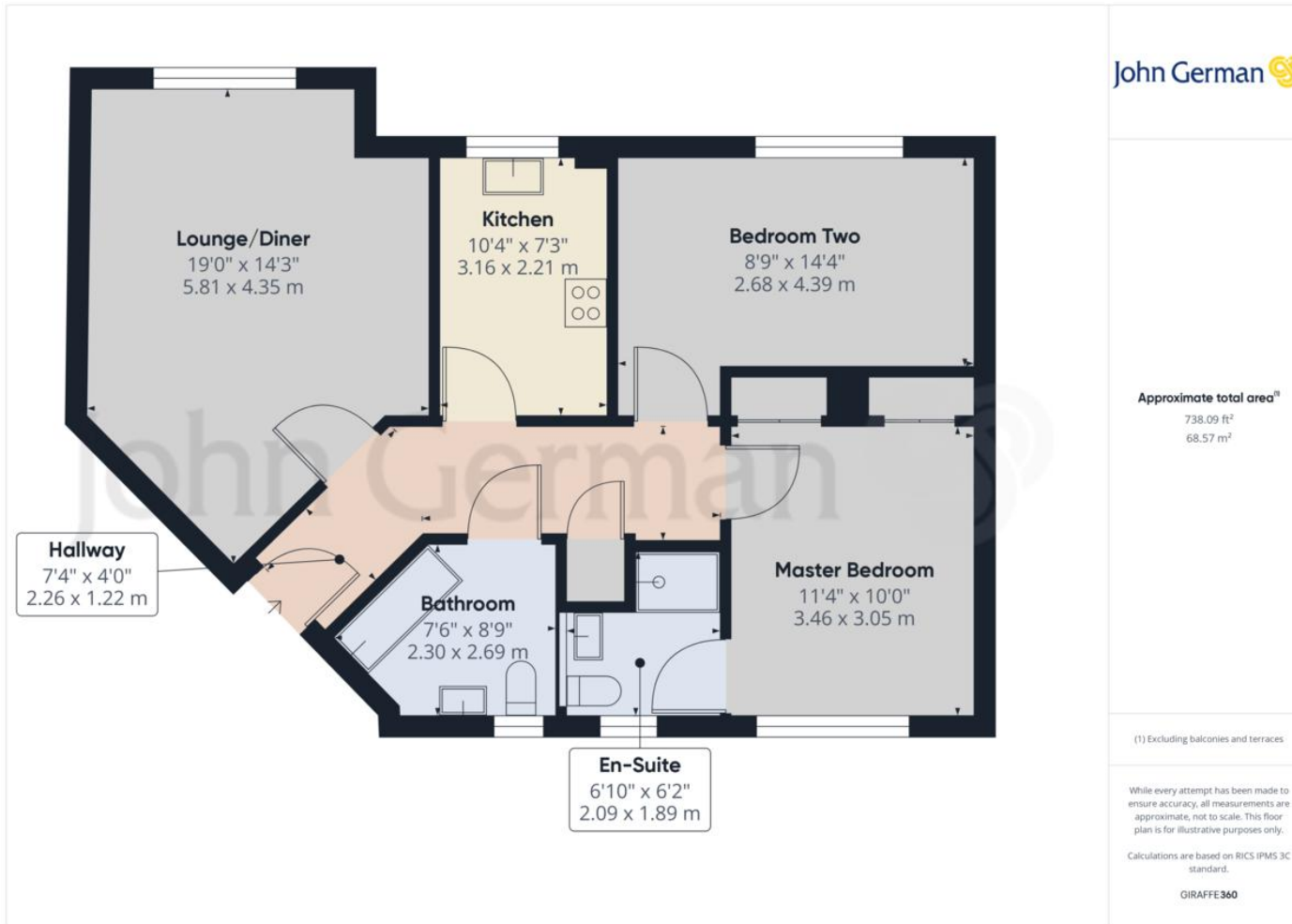


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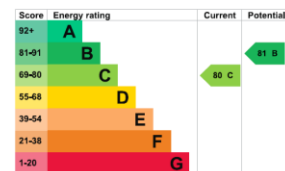
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John German

22 Bore Street, Lichfield, Staffordshire,
WS13 6LL

01543 419121

lichfield@johngerman.co.uk



Ashbourne | Ashby de la Zouch | Barton under Needwood
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