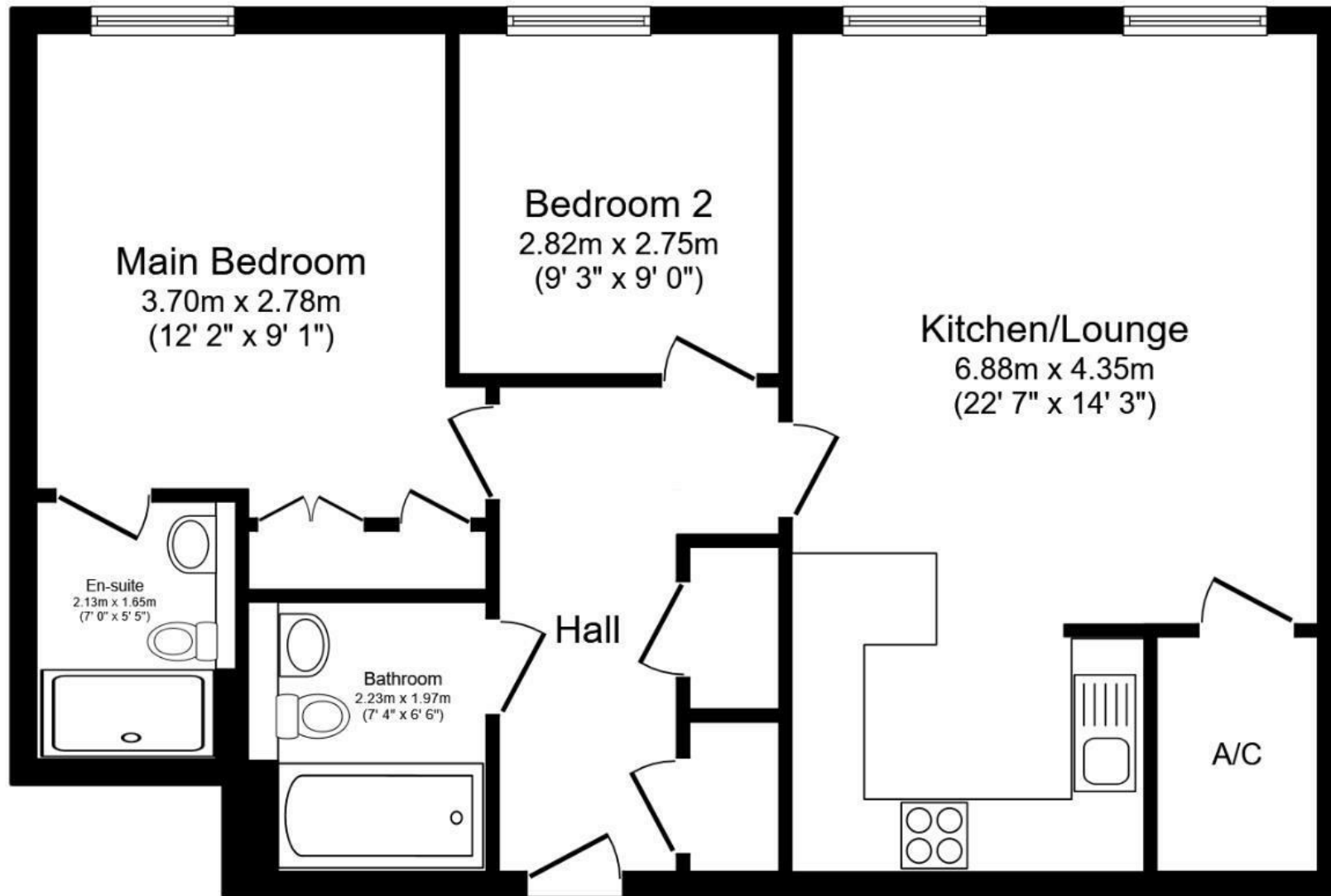




21 Kensington Oval, Boathouse Field, Lichfield, WS13 6NR

£250,000

This well presented first floor, two bedroomed, front facing apartment is located on the exclusive Kensington Oval development and is offered for sale with NO UPWARD CHAIN. Located within easy reach of local amenities and transport links and benefitting from electric heating. The accommodation in brief comprises of; Communal Entrance, Hallway, Open Plan Living Room/Kitchen, Master bedroom with En-suite, Second bedroom, bathroom and an Allocated Parking Space. EPC rating - B



Floor Plan

Floor area 71.8 sq.m. (772 sq.ft.)

Total floor area: 71.8 sq.m. (772 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Entrance Hallway

accessed via a wooden entrance door, having a ceiling light point, radiator, two storage cupboards and a intercom system

Kitchen

having a range of wall and base units with rolltop work surfaces, tiled splashbacks, stainless steel sink and drainer, induction hob, extractor fan and electric oven. Integrated washing machine, dishwasher, fridge and freezer. Spotlights, extractor fan and tiled flooring.

Living Room

having two ceiling light points, two radiators, storage cupboard housing the boiler and two double-glazed sash windows to the front aspect

Bedroom One

having a ceiling light point, radiator, built in wardrobes and two double glazed sash windows to the front aspect

En-suite

having a fully tiled shower cubicle with mains fitment, vanity handwash basin unit with a close-coupled WC and a tiled splashback. Spotlights, extractor fan and tiled flooring

Bedroom Two

having a ceiling light point, radiator, built in wardrobes and a double-glazed sash window to the front aspect

Bathroom

having a panelled bath with mixer tap and a tiled splashback, vanity handwash basin unit with a close-coupled WC. Spotlights, extractor fan, radiator and tiled flooring

Outside

At the rear of the development there is a secure gated entrance with an allocated parking space and visitor parking spaces with the benefit of external CCTV coverage


AGENTS NOTE

We have been advised by the sellers that this property is LEASEHOLD. There are 107 years remaining on the lease.

The annual service charge is £2,484 and the annual ground rent charge is £313

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









