



**Apartment 1, Beaconsfield House Sandford Street, Lichfield, WS13 6WN**

**£180,000**

this well positioned, recently built ground floor apartment is located conveniently in the city centre of Lichfield. It benefits from being within close proximity to the local transport links including the train and bus station, as well as being nearby to various entertainment and dining venues. The property offers a generous open plan living space with a modern fitted kitchen and access to an outdoor balcony area. EPC rating - C

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Total floor area 43.5 sq.m. (469 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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## Entrance

Access via its own privacy-glazed front door leading into the open plan living area

## Open Plan Lounge/Kitchen/Dining Area

the lounge area has two ceiling light points, electric wall mounted radiator, luxury vinyl tile flooring and a privacy-glazed door onto the outside patio seating area

the dining kitchen is fitted with a range of wall and base units, roll top work surfaces and an inset composite sink. Electric oven, electric hob with splash back and extractor hood and a built-in fridge-freezer. Inset ceiling spotlights, electric kick-board fan heater, electric wall mounted radiators and luxury vinyl tile flooring. There is also a double fitted storage cupboard which has light, power and plumbing space for a washing machine

## Bedroom

benefitting from two built in wardrobes providing ample hanging and storage space. Ceiling light point, radiator, luxury vinyl tile flooring and UPVC double-glazed privacy glass windows and door onto the patio

## Bathroom

comprising of a fully tiled double walk-in shower with an over head mains powered fitment, semi-pedestal hand wash basin and a close-coupled WC. Two ceiling light points, extractor fan, part tiling to walls, towel radiator and tiled floor

## Outside

The apartment is accessed via a private secure entrance door

The property also benefits from an outside patio seating area

## AGENTS NOTE

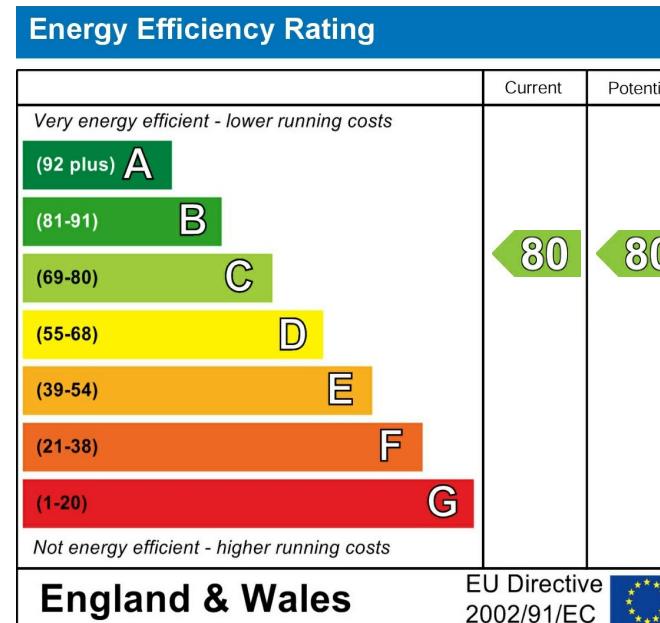
We have been advised by the seller that there are 123

years remaining on the lease.

There is an annual service charge of approx £730.00.

This property does not include parking, but there are car parks within close proximity to this apartment, including several long stay car parks which you can purchase parking permits for.

\*\*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.\*\*



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.

