



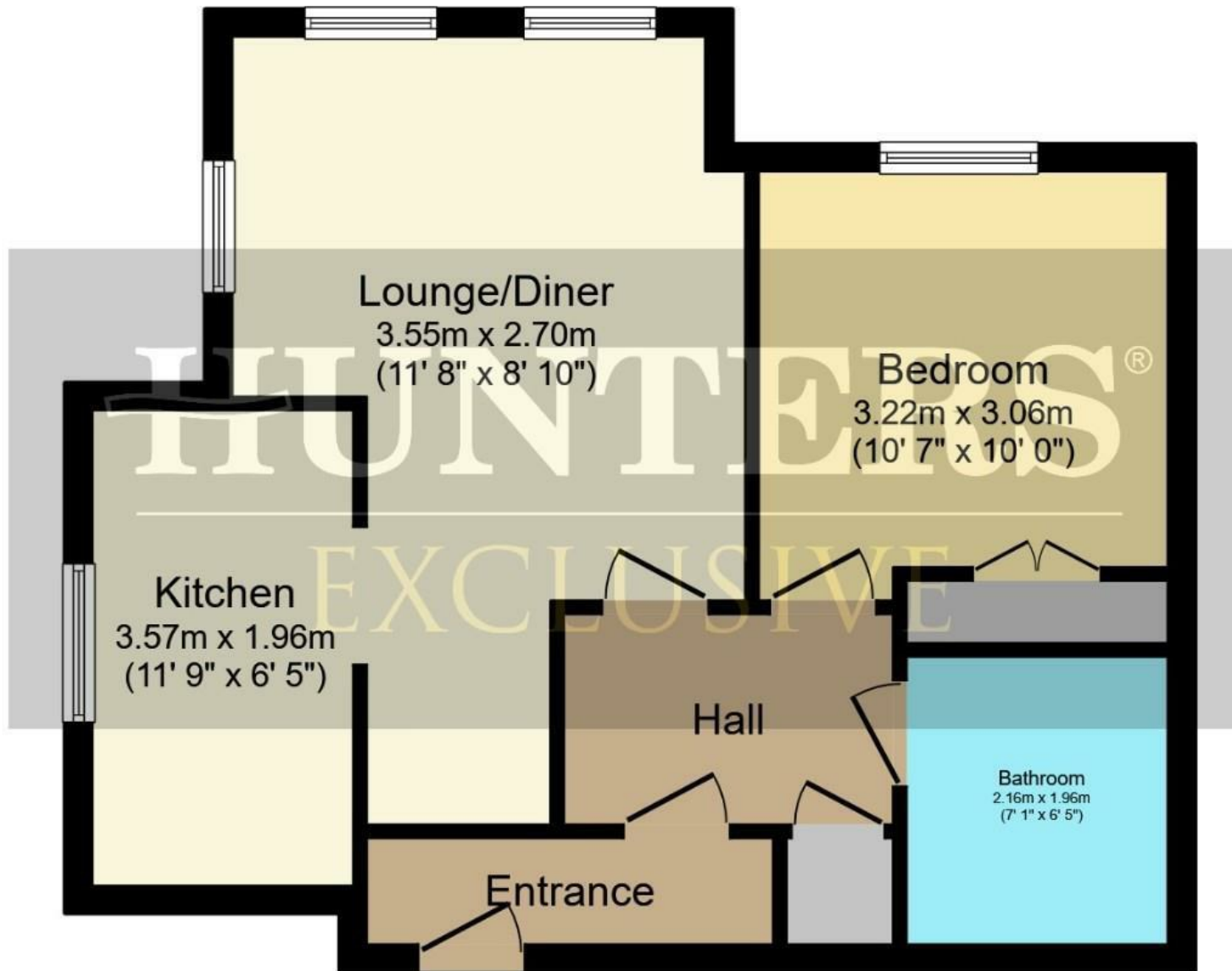
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Flat 8 Harleston House, Deykin Road, Lichfield, WS13 6PS  
£170,000

## Flat 8 Harleston House, Deykin Road, Lichfield, WS13 6PS

£170,000

this well presented second floor apartment is located on the popular Darwin Park development, conveniently positioned for access to all local transport links, amenities and providing easy access into the city centre of Lichfield. Offered for sale with NO UPWARD CHAIN. The accommodation comprises of; Secure Communal Entrance, Hallway, Open Plan Living/Dining Room and Kitchen. Bedroom, Bathroom and Airing Cupboard. Allocated Parking Space. EPC RATING - C



Total floor area 47.6 sq.m. (512 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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### Communal Entrance

accessed via a secure communal entrance door. The property is located on the second floor via stairs in the communal hallway

### Entrance Porch

accessed via a wooden front door with carpeted flooring, an electric wall heater, coat hooks and a ceiling light point.

### Hallway

having carpeted flooring, a ceiling light point, a wall mounted intercom system and an airing cupboard housing the water tank.

### Living Room

having carpeted flooring, an electric wall heater, two ceiling light points, two UPVC double glazed windows to the side aspect and a third with aspect to the front. Open Plan into the

### Kitchen

having a range of wall and base units with roll top work surfaces and an acrylic sink with drainer. Vinyl flooring, an electric wall heater, electric oven with electric hobs, extractor fan, a ceiling light point and a UPVC double glazed window to the front aspect.

### Bedroom

having a carpeted flooring, an electric wall heater, a ceiling light point, double built in wardrobe providing hanging and storage space and a UPVC double glazed window to the side aspect.

### Bathroom

having vinyl flooring, a panelled bath with a glass shower screen, an electric powered overhead shower fitment, tiling to walls, a towel radiator, a pedestal hand wash basin and a close-coupled WC. One ceiling light point, a wall mounted illuminated mirror and a wall mounted electric heater.

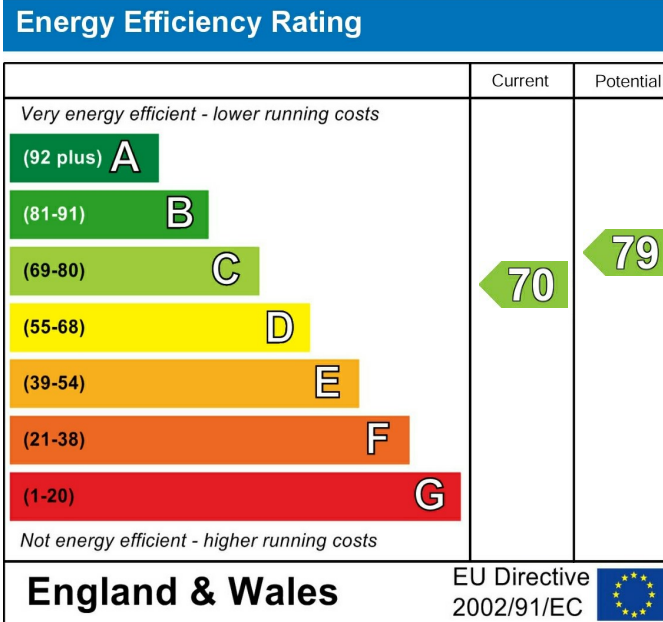
### AGENTS NOTE

This apartment comes with 1 allocated parking space, to the rear of the property.

The property is LEASEHOLD with approximately 105 years remaining on the lease.

There is an annual ground rent charge of £125  
There is an annual service charge of £1,030 which covers the maintenance of the communal areas, lighting and the car park as well as the buildings insurance

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.







