

HUNTERS®
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Flat 7, Harleston House Deykin Road, Lichfield, WS13 6PS

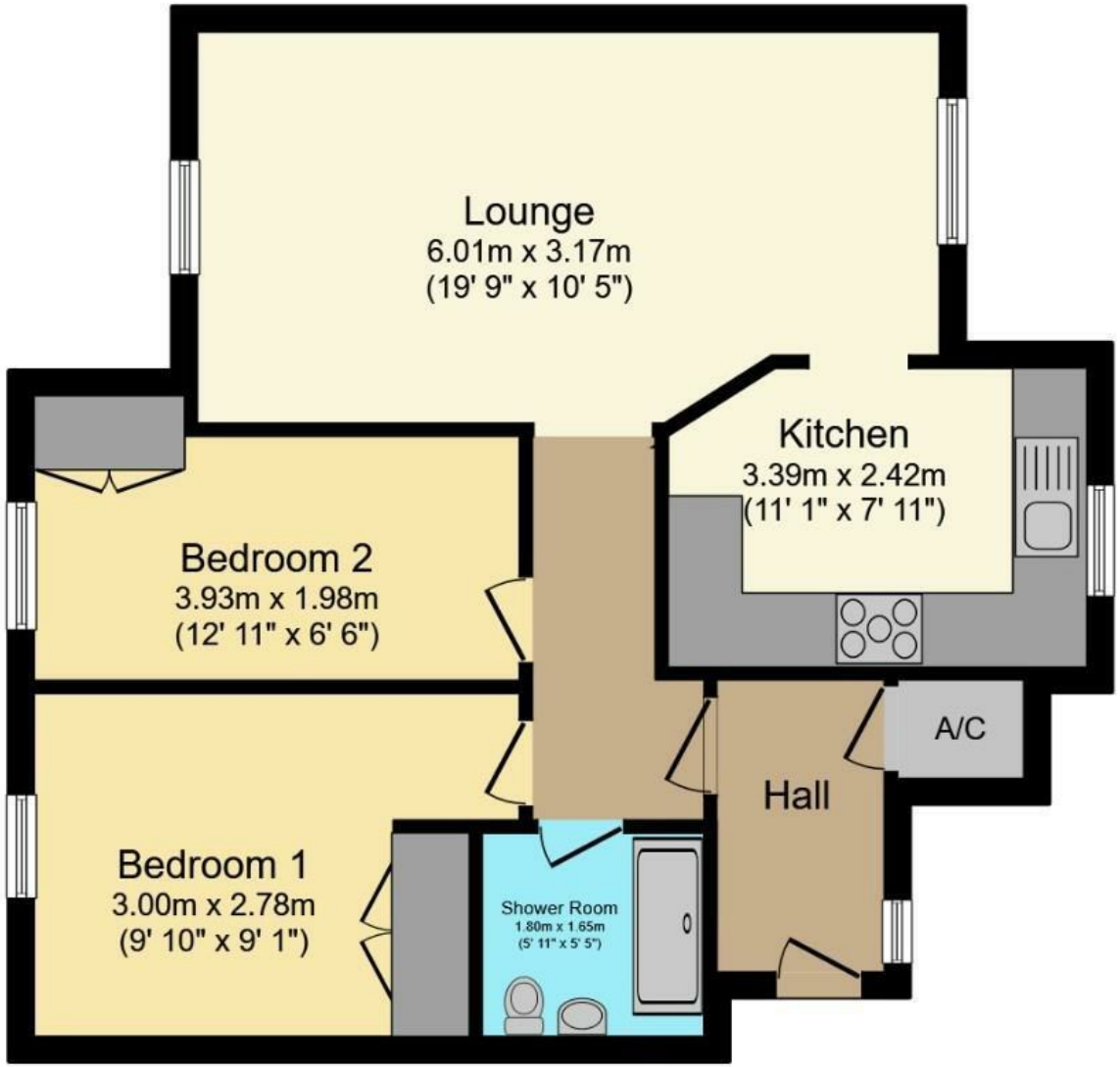
£220,000

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This charming second floor apartment is located on the sought after Darwin Park development, conveniently positioned for access to all local amenities, transport links and providing easy access into the city centre of Lichfield. Benefitting from UPVC double-glazing and a secure communal entrance. The accommodation comprises of; Communal Entrance, Entrance Hallway, Hallway, Open Plan Living/Dining Room and Kitchen. Two Bedrooms, a Bathroom and Airing Cupboard. Allocated Parking Space to the rear of the property. EPC RATING - C

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Total floor area 57.5 sq.m. (619 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). Powered by propertybox.io

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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 Hallway
accessed via a wooden front door, with engineered oak flooring, an electric wall heater, an airing cupboard housing the boiler, a UPVC double glazed window to the front aspect, access to the loft and Inset ceiling spotlights.

Hallway
having tiled flooring, Inset ceiling spotlights and a wall mounted intercom system.

Living Room
having engineered oak flooring, a Dimplex Quantum electric wall heater, two ceiling light points, a UPVC double glazed window to the rear aspect and a second with aspect to the, front providing dual aspect. Open plan into the kitchen.

Kitchen
having a range of wall and base units with roll top work surfaces and an stainless steel sink with drainer. Tiled flooring, part tiling to the walls, an electric wall heater, Bosch electric oven with induction hobs, extractor hood, appliance spaces for a fridge-freezer and a washing machine. Inset ceiling spotlights, a table top dishwasher and a UPVC double glazed window to the front aspect.

Bedroom One
having engineered oak flooring, an electric wall heater, a ceiling light point, built in wardrobe and a UPVC double glazed window to the rear aspect.

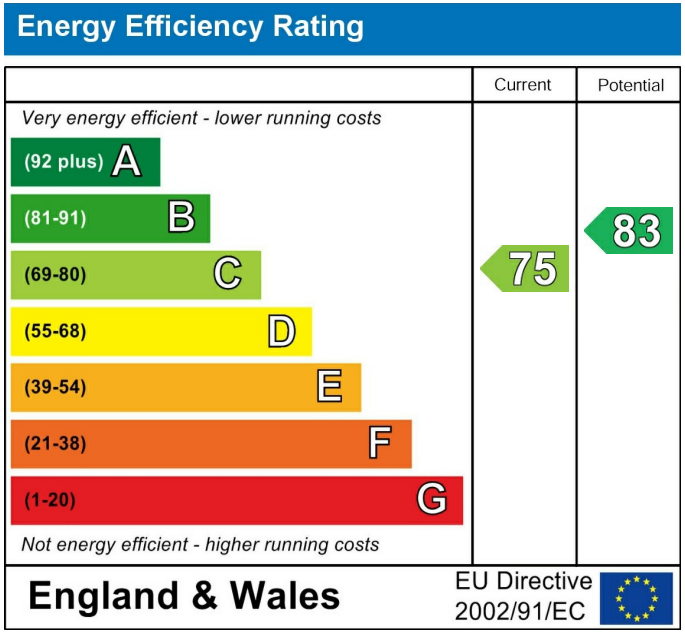
Bedroom Two
having engineered oak flooring, an electric wall heater, a ceiling light point, built in wardrobe and a UPVC double glazed window to the rear aspect.

Bathroom
having tiled flooring, a walk in shower with mains powered overhead fitment, a heated towel radiator, a vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, a wall mounted illuminated mirror, extractor fan and a wall mounted electric heater.

AGENTS NOTE
This apartment comes with 1 allocated parking space to the rear of the property, where access to the communal gardens and storage shed available for residents' use can also be found.

The property is LEASEHOLD with approximately 103 years remaining on the lease.
There is an annual ground rent charge of £125.00
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.


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