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20, Homelodge House Castle Dyke, Lichfield, WS13 6XD

£85,000

# 20, Homelodge House Castle Dyke, Lichfield, WS13 6XD

## £85,000

A well-presented over-55s apartment, ideally situated in the sought-after Homelodge House development, directly opposite the Lichfield Garrick Theatre and within easy reach of Lichfield City Centre. The property enjoys an excellent location, with a wide range of local amenities including shops, cafés, restaurants and other everyday facilities all close by. Offered for sale with NO UPWARD CHAIN. The accommodation briefly comprises an Entrance Hallway, Shower Room, Bedroom, Living Room and Kitchen. Residents of Homelodge House also benefit from communal facilities, including a residents' lounge with kitchenette and laundry room. Internal viewing is highly recommended to fully appreciate the accommodation, location and benefits this property has to offer. EPC RATING - C

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**Entrance Hallway**
Accessed via a wooden front entrance door and having a ceiling light point, a useful fitted storage cupboard, emergency pull cord, the entry telecom system and carpeted flooring.

**Shower Room**
Having a wall mounted light point, a wall mounted electric heater, extractor fan, a close-coupled WC, a vanity hand wash basin, aqua panelling to the walls, fitted with a walk-in shower unit with an electric fitment and vinyl flooring.

**Bedroom**
Having x 2 wall mounted light points, built in wardrobe storage, a UPVC double-glazed window to the front aspect, emergency pull cord, an electric wall mounted heater and carpeted flooring.

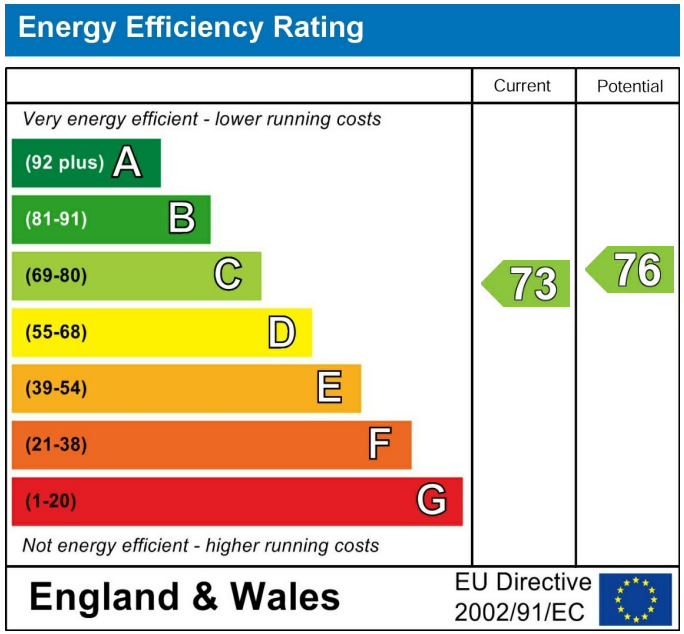
**Living Room**
Having x 2 wall mounted light points, a UPVC double-glazed window to the front aspect, emergency pull cord, an electric wall mounted heater and carpeted flooring.

**Kitchen**
Having a wall mounted light point, extractor fan, a range of wall and base units, a stainless steel sink and drainer, roll top work surfaces, space for an oven and further space for an under counter fridge, part tiling to walls and carpeted flooring.

**Communal Areas**
There is a communal lounge, kitchenette as well as other areas which can be used by property owners. There is also a laundry room and an on-site house manager. Parking is subject to availability

**AGENTS NOTE**
the property is LEASEHOLD and has 84 years remaining on the lease
There is a ground rent of £263.31 payable every 6 months
There is a service charge of £2,194.47 payable every 6 months which covers the maintenance of communal areas, intercom system, emergency contact system and the in-house manager

**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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PUSH BUTTON TO OPEN


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FIRE EXIT
23
FIRE ESCAPE


FIRE
EXIT
FIRE
ESCAPE






TO FIRE EXIT
FIRE
EXIT


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Fire exit
Keep clear