

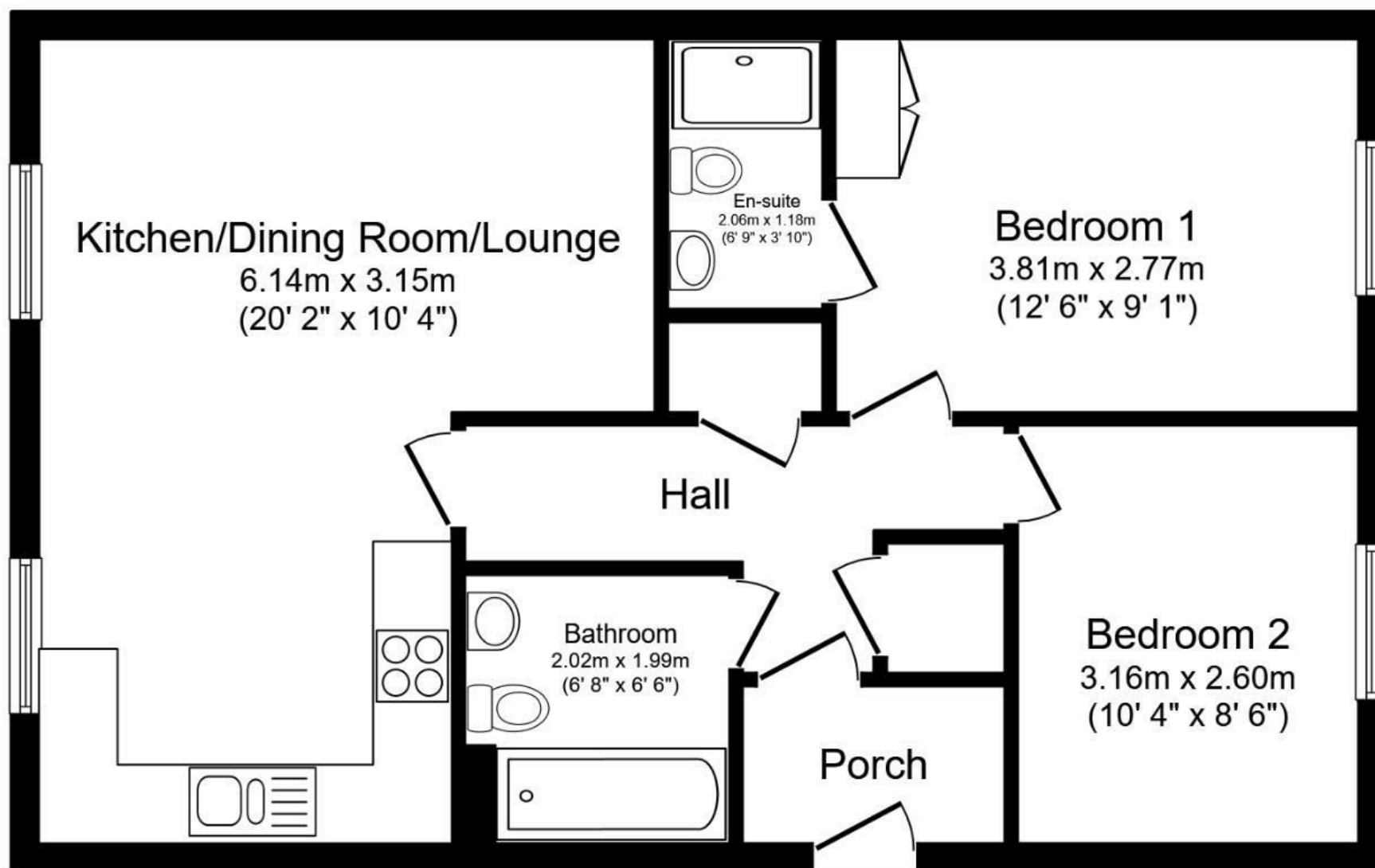


Apartment 5, Charles House Deykin Road, Lichfield, WS13 6UA

Offers In Excess Of £200,000

this immaculately presented first 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 and benefitting from UPVC double-glazing and gas central heating. The accommodation comprises of; Secure Communal Entrance, Hallway, Open Plan Living/Dining and Kitchen. Master Bedroom with En-suite, Second Bedroom and a Bathroom. Allocated Parking plus additional visitor spaces. EPC rating - B

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Floor Plan

Floor area 61.8 sq.m. (665 sq.ft.)

Total floor area: 61.8 sq.m. (665 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

Communal Entrance

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

Entrance Hallway

accessed via a wooden front door with a ceiling light point, radiator and coat hooks

Hallway

having two ceiling light points, radiator, carpeted flooring, useful storage cupboard and airing cupboard housing the boiler.

Living Room

Ceiling light points, two radiators, carpeted flooring and a UPVC double glazed window to the rear aspect. Benefiting from Roman blinds. Open Plan into the

Kitchen

having a range of wall and base units with roll top work surfaces and an inset stainless steel sink with drainer. Electric oven with a gas hob and extractor fan. Integrated fridge, freezer and dishwasher. Ceiling light points, vinyl flooring and a UPVC double glazed window to the rear aspect. Benefiting from Roman blinds

Bedroom One

having a ceiling light point, radiator, carpeted flooring, built in wardrobes providing hanging and storage space and a UPVC double glazed window overlooking the car park and benefiting from a fitted Roman blind. Door into the

Ensuite

having a fully tiled shower enclosure with an overhead mains powered fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, radiator, part tiling to walls and vinyl flooring.

Bedroom Two

having a ceiling light point, radiator, carpeted flooring and a UPVC double glazed window overlooking the car park and benefiting from a fitted Roman blind

Bathroom

having a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, radiator, aqua panelling to walls and vinyl flooring

AGENTS NOTE

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

There is an annual ground rent charge of £150.00

There is an annual service charge of £1,900 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(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.





