



16 Wightman House Beatrice Court, Lichfield, WS13 6UF

Offers In The Region Of £220,000

Positioned perfectly for the City Centre of Lichfield, this two bedroomed apartment is situated on the first floor of Wightman House in the Beatrice Court Development. Located within easy reach of the vibrant City Centre with Lichfield Cathedral, Beacon Park, local shops and Lichfield City Train station nearby, making it perfect for Commuters and First Time Buyers. In brief, the property comprises of a Communal Entrance, Entrance Hallway, Open plan Living Room and Kitchen, Master bedroom with En-suite, Further Bedroom and Bathroom. Further benefiting from an allocated parking space. EPC rating - D

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Total floor area 69.4 sq.m. (747 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 entrance door and having an intercom system, a post box for the apartment and stairs to the first floor

Entrance Hallway

accessed via a wooden entrance door. Three ceiling light points, wall mounted intercom system, electric heater, useful storage cupboard housing the hot water cylinder. wood effect laminate flooring and a sash window to the front aspect

Open Plan Living Room and Kitchen

the kitchen having a range of wall and base units with granite work surfaces, co-ordinating upstands and an acrylic sink with a chrome mixer tap and a counter top drainer. Integrated appliances of a double electric oven, induction hob with extractor hood, fridge-freezer, dishwasher and a washing machine. Inset ceiling spotlights and tiled floor.

the living room has two ceiling light points, two electric heaters, laminate wood effect flooring and two sash windows overlooking the rear aspect

Master Bedroom

having a ceiling light point, electric heater and a sash window overlooking the rear aspect. Door into the

En-suite

fitted with a fully tiled, double walk-in shower enclosure and a mains powered overhead fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator, tiled floor and underfloor heating.

Bedroom Two

having a ceiling light point, loft access, electric heater and a sash window overlooking the rear aspect

Bathroom

comprising of a panelled bath with an overhead mains powered shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, tiling to the walls, towel radiator, tiled floor, underfloor heating and a sash window to the front aspect.

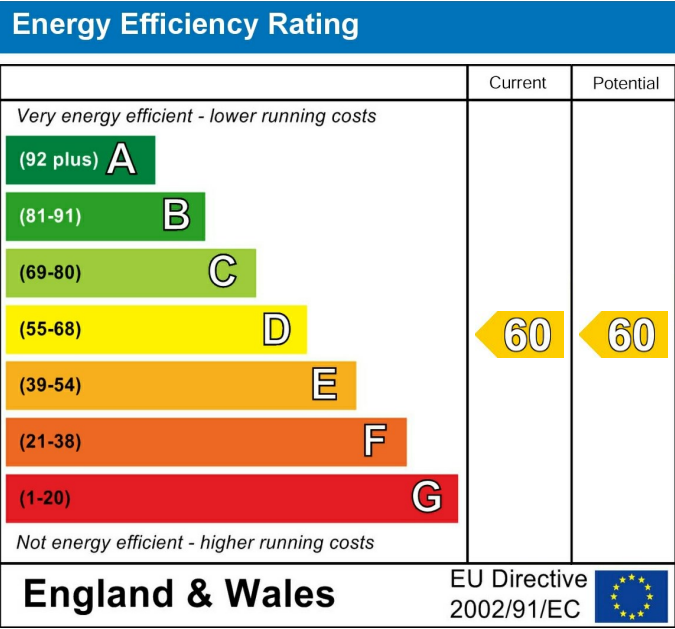
Outside

there is a communal car park and this property benefits from one allocated parking space. There are also further visitor spaces

AGENTS NOTE

the property is LEASEHOLD and we are advised by the seller that there are approximately 92 years remaining.
There is an annual ground rent charge of £400
There is an annual service charge of £3,500 for maintenance of the communal areas and 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.

