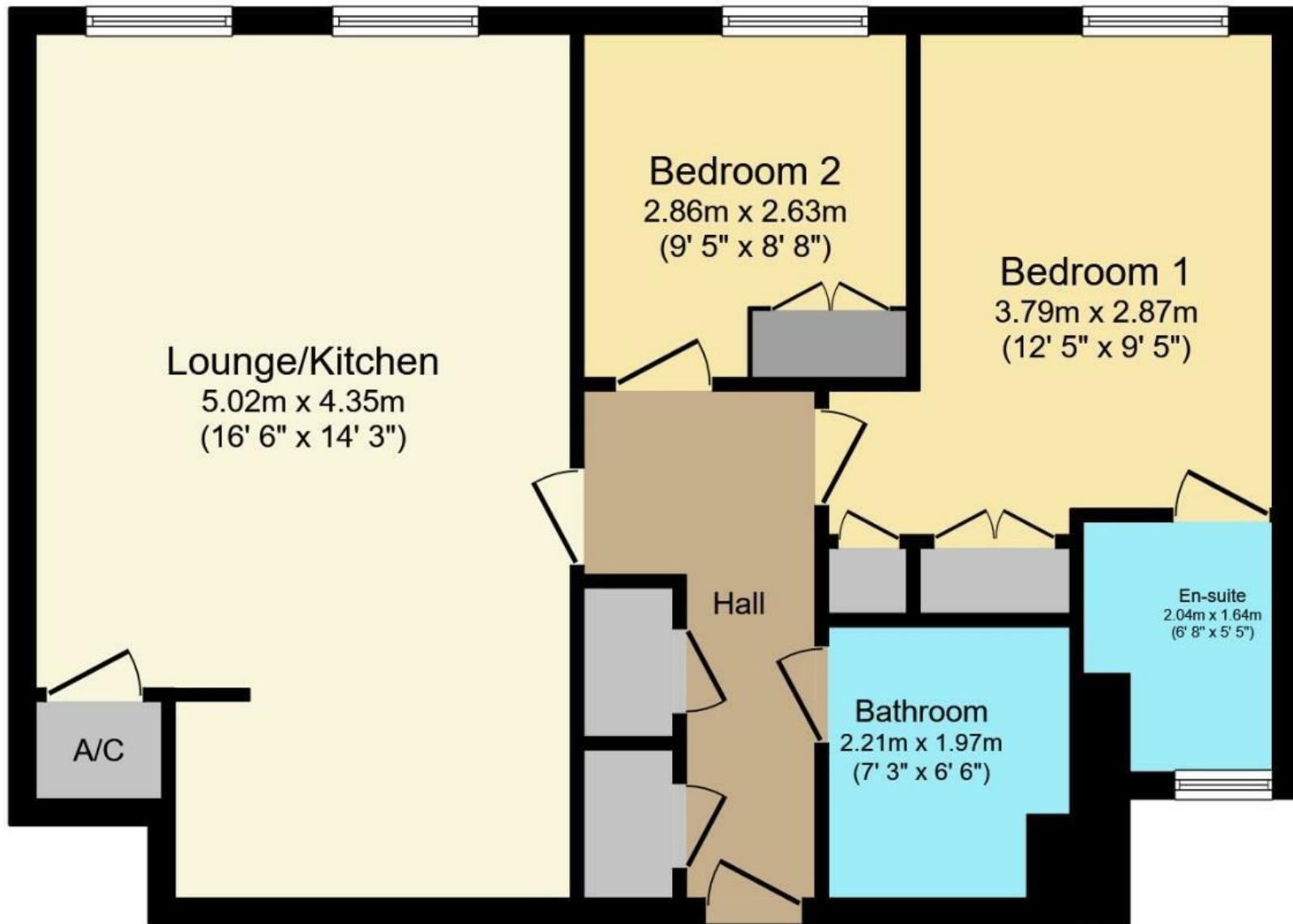




**40, Kensington Oval Boathouse Field, Lichfield, WS13 6NR**

**£240,000**

this well presented second floor, two bedrooomed, front facing apartment is located on the exclusive Kensington Oval development and is offered for sale with NO UPWARD CHAIN. Located within easy reach of local amenities and transport links and benefitting from electric heating. The accommodation in brief comprises of; Communal Entrance, Hallway, Open Plan Living Room/Kitchen, Master bedroom with En-suite, Second bedroom, bathroom and an Allocated Parking Space. EPC rating - B



Total floor area 68.0 sq.m. (732 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 and two lifts in the communal hallway

## Entrance Hallway

accessed via a wooden front door, having a ceiling light point, radiator and two useful storage cupboards

## Kitchen

having a range of wall and base units with rolltop work surfaces, stainless steel sink and drainer with a tiled splashback, integrated appliances include a dishwasher, washing machine, fridge and freezer. Inset hob and electric oven, spotlights, laminate flooring and open access into the

## Living Room

having two ceiling light points, two radiators, storage cupboard housing the boiler and two double-glazed sash windows to the front aspect

## Bedroom One

having a ceiling light point, radiator, built in wardrobes and two double glazed sash windows to the front aspect

## En-suite

having a fully tiled shower cubicle with mains fitment, vanity handwash basin unit with a close-coupled WC and a tiled splashback. Ceiling light point, extractor fan and laminate flooring

## Bedroom Two

having a ceiling light point, radiator, built in wardrobes and a double-glazed sash window to the front aspect

## Bathroom

having a panelled bath with mixer tap and a tiled splashback, vanity handwash basin unit with a close-coupled WC. Spotlights, extractor fan, radiator and laminate flooring

## Outside

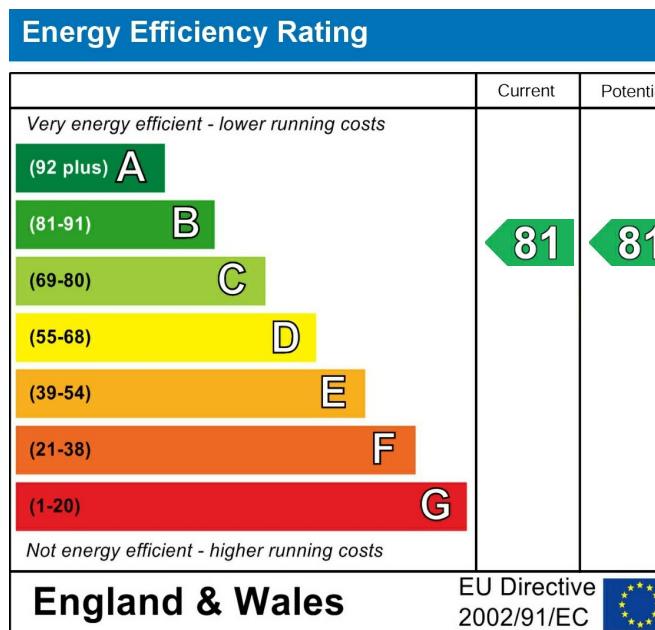
At the rear of the development there is a secure gated entrance with an allocated parking space and visitor parking spaces with the benefit of external CCTV coverage

## AGENTS NOTE

We have been advised by the sellers that this property is LEASEHOLD. There are 107 years remaining on the lease.

The annual service charge is £2,492 and the annual ground rent charge is £313

\*\*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.



