

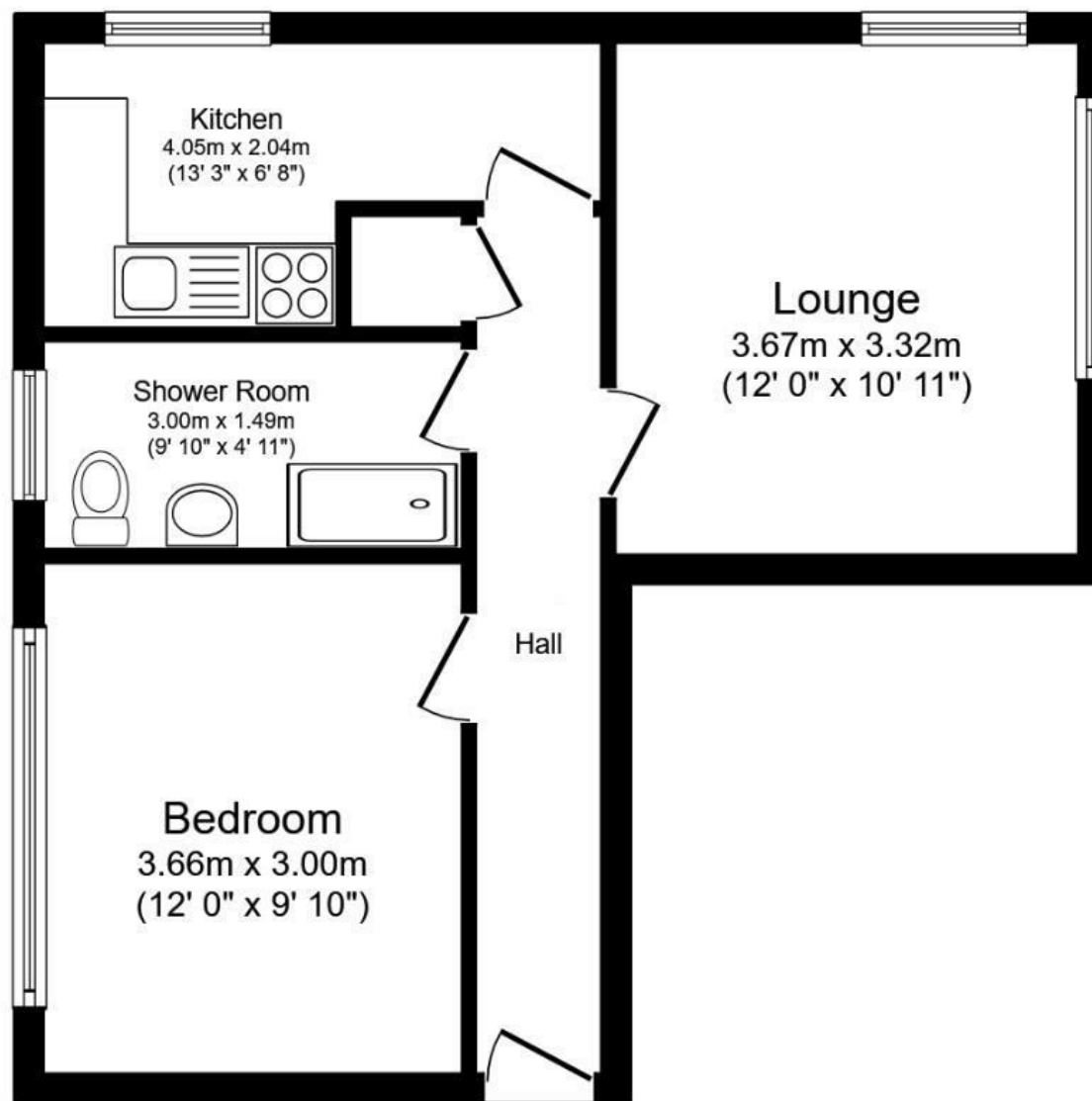




Flat 5 Garrick Court Garrick Road, Lichfield, WS13 7DR

£125,000

located in a popular residential area of Lichfield is this one bedroomed, first floor apartment which is perfect for first time buyers. The property benefits from well maintained communal gardens, a SINGLE GARAGE and communal parking and further benefits from gas central heating and UPVC double-glazing. The accommodation comprises of; Communal Entrance with storage/drying room, Entrance Hallway, Living Room, Kitchen, Double Bedroom and a Bathroom. EPC rating - C



## Floor Plan

Floor area 42.1 sq.m. (453 sq.ft.)

Total floor area: 42.1 sq.m. (453 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](http://www.Propertybox.io)

**Communal Entrance**

accessed via the communal entrance door with stairs leading to the first floor and having a storage/drying room

**Entrance Hallway**

via a UPVC double-glazed front entrance door. Ceiling light point, coving, radiator and a useful fitted storage cupboard

**Living Room**

having a feature inset gas fire with a wood surround. Ceiling light point, coving, radiator and UPVC double-glazed windows to the rear and side aspects

**Kitchen**

fitted with wooden wall and base units, wood-effect work surfaces with co-ordinating upstands and a stainless steel sink with drainer. Appliance spaces for a gas cooker, freestanding fridge-freezer and a washing machine. Ceiling light point, coving, part tiling to walls, wall mounted central heating boiler, radiator, vinyl flooring and a UPVC double-glazed window to the side aspect.

**Bedroom**

having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

**Bathroom**

having a walk-in shower enclosure with an overhead electric fitment, vanity hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, aqua panelling to walls, towel radiator, laminate flooring and a UPVC double-glazed window to the front aspect

**Outside**

there are communal gardens to the rear of the property which provide outside space and the property benefits from a SINGLE GARAGE

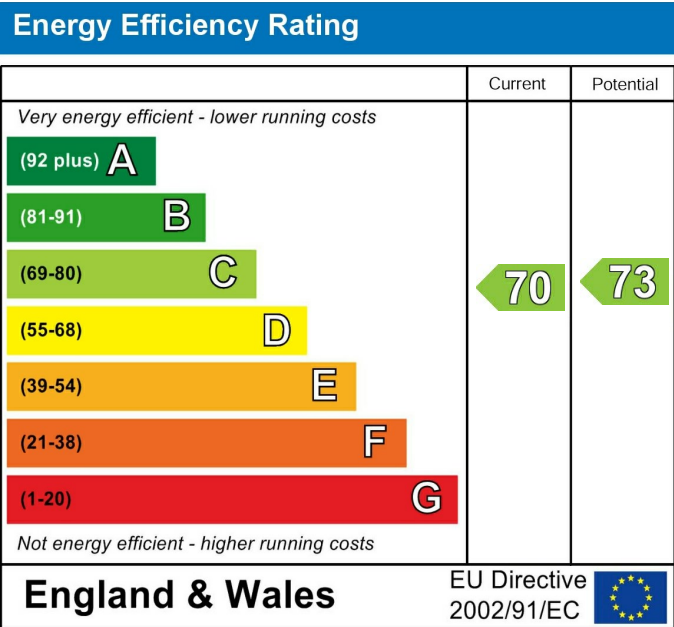
**AGENTS NOTES**

we are advised by the seller that the property is LEASEHOLD and that there are approximately 950 years remaining on the lease.

There is an annual ground rent charge of £40

There is a service charge of £95 per month including building 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.



