

# HUNTERS®

HERE TO GET *you* THERE



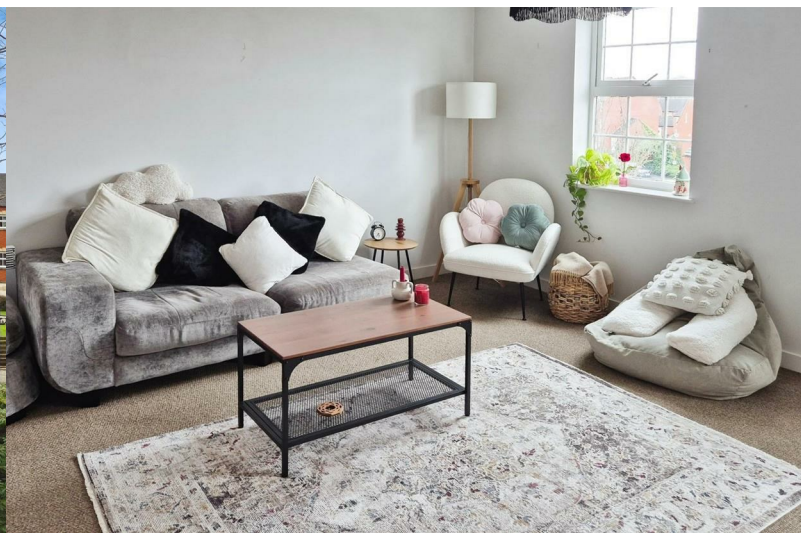
## Eaton House

Deykin Road, Lichfield, WS13 6PS

Asking Price £200,000



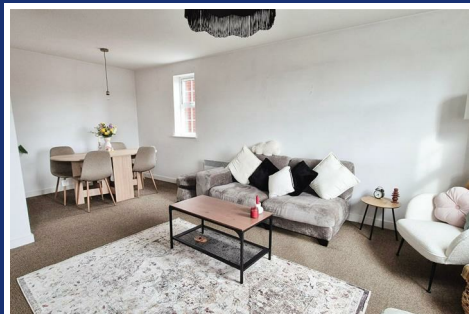
Council Tax: C





- MODERN SECOND FLOOR APARTMENT
- EN-SUITE SHOWER ROOM
- LOUNGE/DINER
- FAMILY BATHROOM
- ELECTRIC HEATING

- TWO DOUBLE BEDROOMS
- ENTRANCE HALL WITH INTERCOM
- FITTED KITCHEN WITH APPLIANCES
- SEALED UNIT DOUBLE GLAZED WINDOWS
- ALLOCATED PARKING SPACE



Hunters Burntwood are pleased to offer For Sale this Modern second floor apartment, which is situated on this popular estate within close proximity to Lichfield City Centre. The property, which has heating and double glazing briefly comprises: communal entrance, hallway with intercom, lounge/diner, fitted kitchen with oven & hob, two double bedrooms, ensuite shower to bedroom 1 and bathroom. Outside is a communal car park with a allocated parking space and numerous visitor spaces.

### COMMUNAL ENTRANCE

With intercom entrance and stairway to all floors.

### HALL

having a raised panel front entrance door, Intercom entrance and Dimplex wall heater.

### LOUNGE/DINING ROOM

19'11" x 15'1" (8'7" min) (6.07m x 4.60m (2.62m min))

with three sealed unit double glazed windows, 3 Dimplex wall heaters and TV Point.

### KITCHEN

10'11" x 6'5" (3.33m x 1.96m)

Fitted with a range of matching base, draw and wall mounted units, bottle rack, work surfaces incorporating a stainless steel sink top with drainer and mixer tap, Whirlpool 4 ring electric hob, fan assisted electric oven, ceramic tiled splashbacks, space for a fridge Freezer and space & plumbing for an automatic washing machine.

### BEDROOM 1

10'5" x 9'2" (3.18m x 2.79m)

with a sealed unit double glazed window, Dimplex wall heater and double wardrobe with hanging rail and shelving..

### ENSUITE

fitted with a white suite incorporating a shower cubicle, low level w.c., pedestal hand basin, tiled splashbacks, wall light with shaver socket, heated towel radiator, Dimplex fan heater and extractor fan.

### BEDROOM 2

9'2" x 8'8" (2.79m x 2.64m)

with sealed unit double glazed window, Dimplex wall heater and double wardrobe with hanging rail and shelving.

### BATHROOM

fitted with a white suite incorporating a panel bath, low level w.c., pedestal hand basin, ceramic tiled splashbacks, heated towel radiator, Dimplex fan heater, and wall light with shaver socket.

### MATERIAL INFORMATION

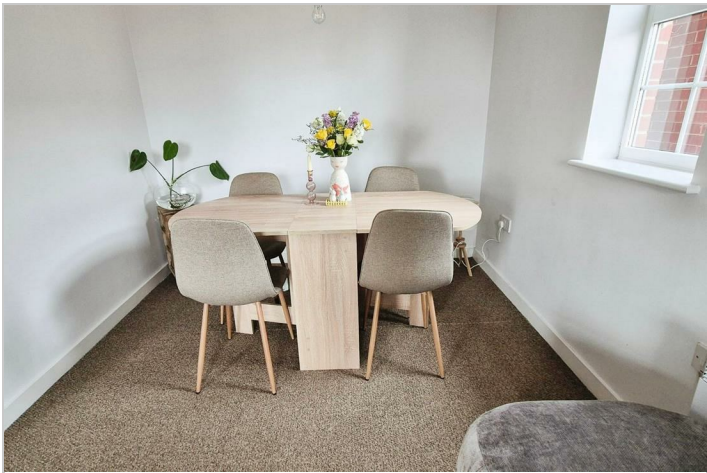
Tenure: Leasehold

Lease Years Remaining: 105

Annual Ground Rent: £125

Review Period: 25 years

Service Charge: £1000 per annum



Road Map



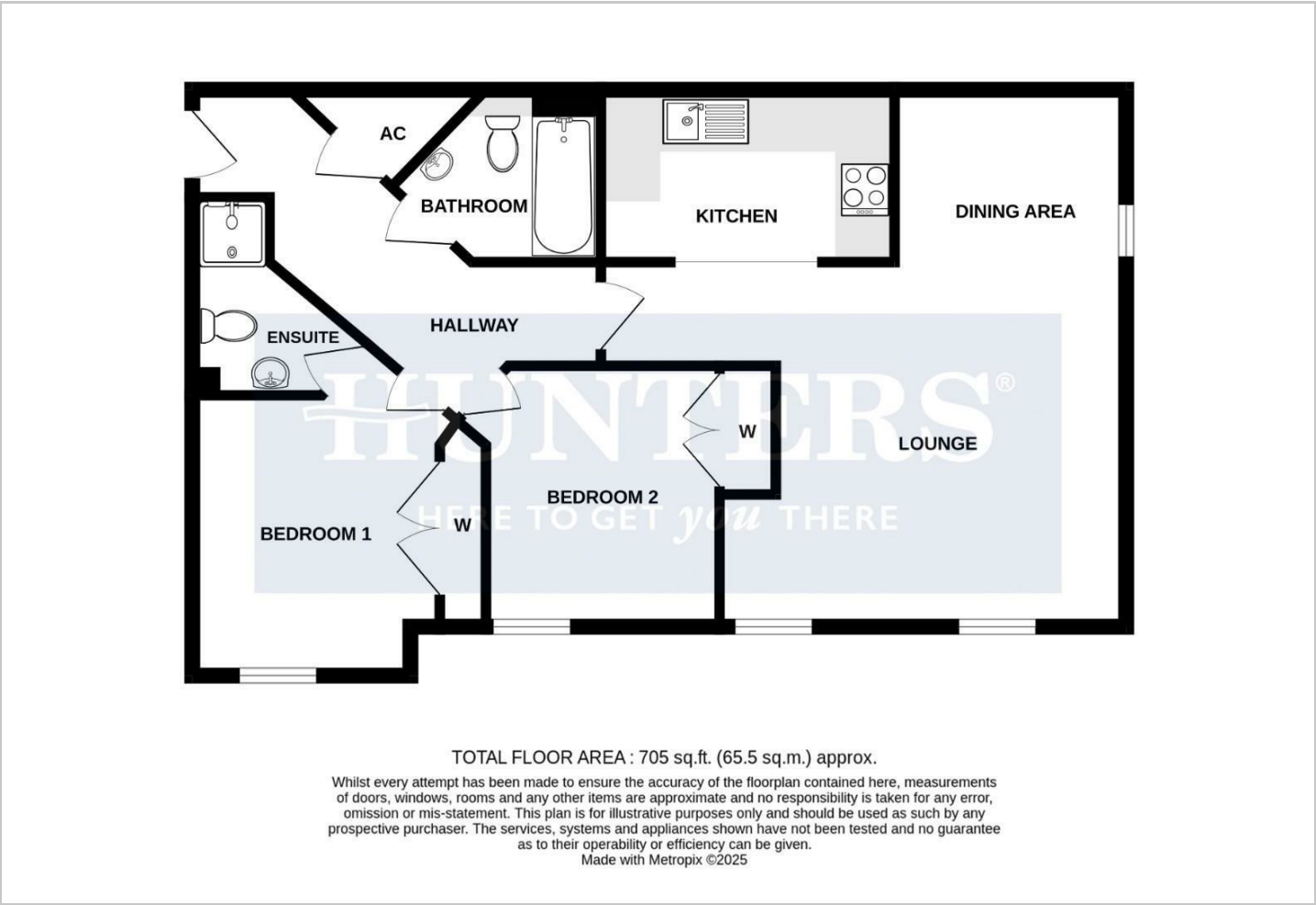
Hybrid Map



Terrain Map



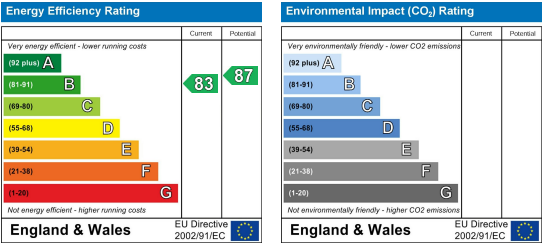
Floor Plan



Viewing

Please contact our Hunters Burntwood Office on 01543 677776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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. **THINKING OF SELLING?** 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.