

Price £169,000

Jayman
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Estate Agents



Leomansley View

Lichfield, Staffordshire, WS13 8AT

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**** REDUCED PRICE **** Jayman are pleased to bring to the market, this well located second floor apartment in Lichfield, enjoying fabulous rural views. The property comprises of three bedrooms, a large living room, kitchen & main bathroom. There is plenty of communal parking at the property and it is a short walk into Lichfield City Centre. The property benefits from electric heating.

The property is offered as leasehold on a new 99 year lease, with a ground rent of £100 per annum. The service charge is approximately £600 per annum.

No Chain.

To view please contact Jayman, 2 Bore Street, Lichfield.

Entrance hallway 9'10" x 3'11" (3 x 1.2)

With storage area, window to rear and door to main reception room.

Lounge / Diner 11'9" x 14'1" (3.6 x 4.3)

Spacious reception room with large windows to fore, door leading to kitchen and through to the bedrooms and bathroom.

Bedroom Three/Dining Room 11'9" x 10'2" (3.6 x 3.1)

Double bedroom with window to the front of the property

Kitchen 7'6" x 9'10" (2.3 x 3)

With a range of storage cupboards, cooker, washer/dryer, fridge/freezer and window to rear.

Bedroom 1 11'11" x 11'5" (3.65 x 3.5)

Double bedroom with fitted wardrobes and window to fore.

Bedroom 2 6'6" x 9'10" (2 x 3)

Single bedroom with window to rear

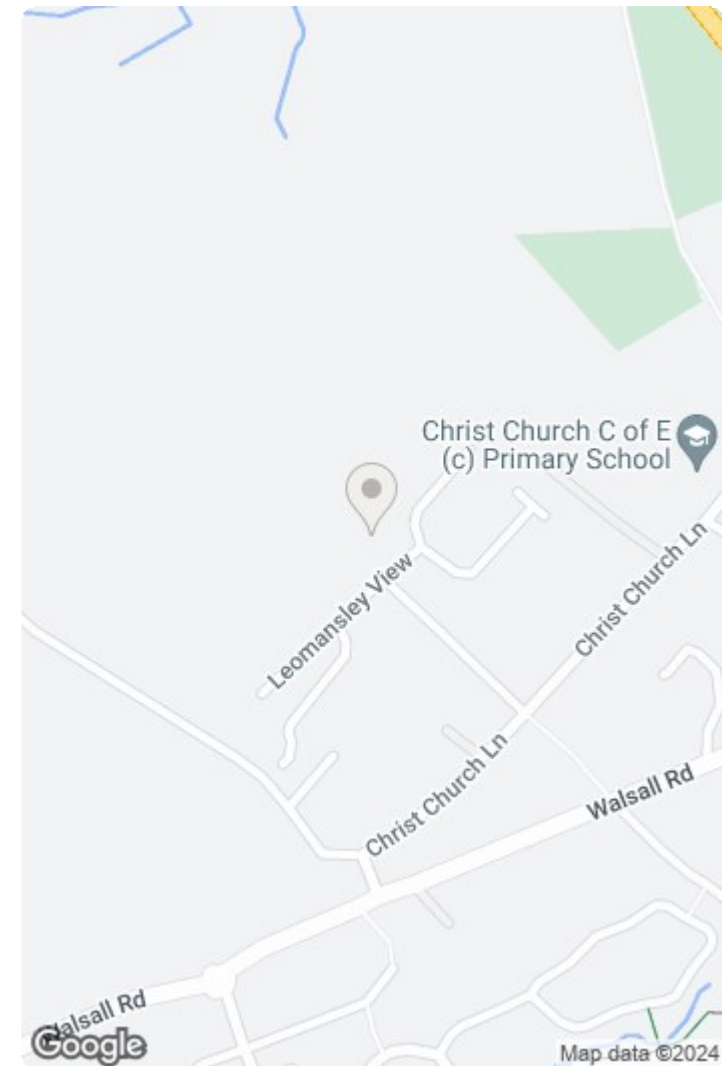
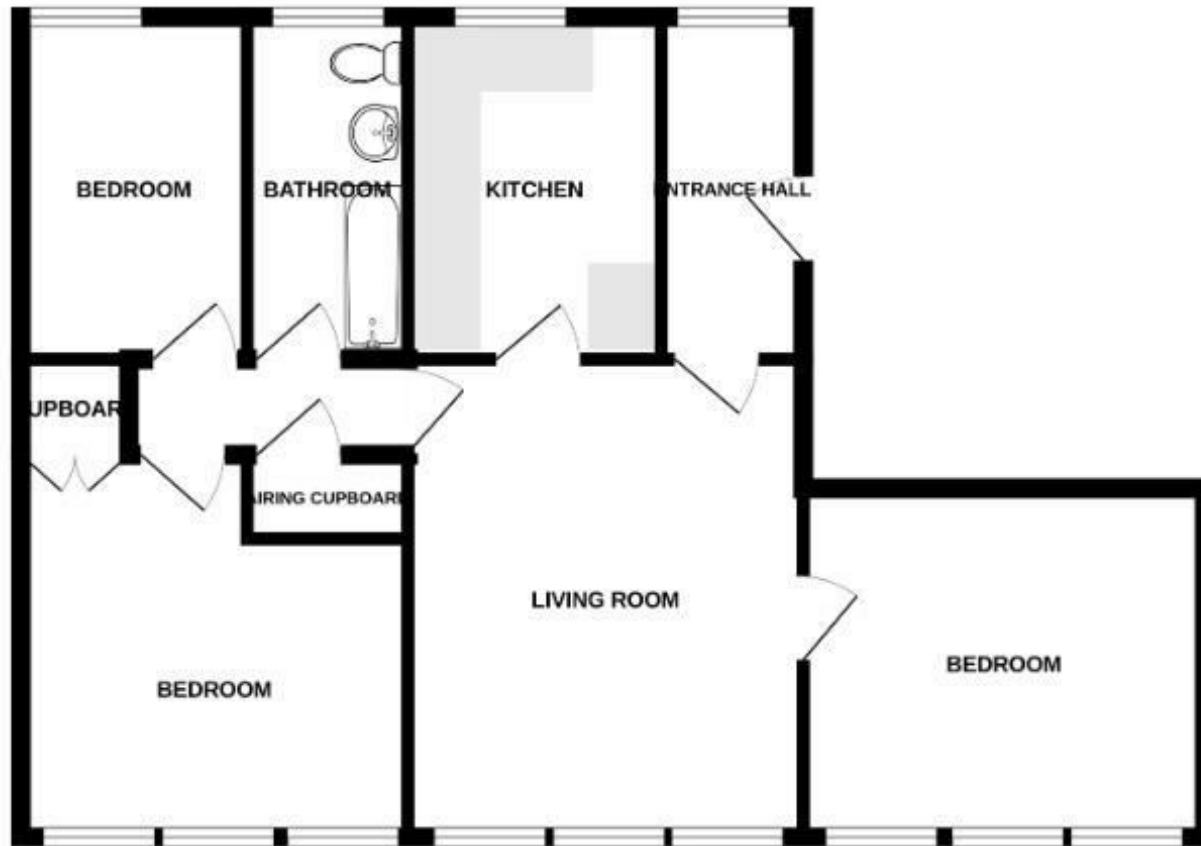
Bathroom 4'11" x 9'10" (1.5 x 3)

With suite comprising of bath with shower above, wc and wash hand basin with window to rear.



REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

SECOND FLOOR



3 BEDROOM APARTMENT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G

England & Wales EU Directive 2002/91/EC

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation or give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We would strongly recommend that all information, which we provide, about the property is verified by yourself or your advisers.

