

Offers In The Region Of £179,950

Jayman
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Estate Agents



Pear Tree Close

Lichfield, Staffordshire, WS14 9GP

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Jayman are delighted to bring to the market, this spacious two bedroom ground floor flat, situated at Bartlett House, on Pear Tree Close.

The property is within walking distance to Lichfield Town Centre which hosts a full range of local amenities. Public transport links such as the train station are also only a short walk away.

NO CHAIN

LEASE DETAILS:

125 YEAR TERM FROM MAY 2007, GROUND RENT £300 per annum. SERVICE CHARGE £1190 per annum.

Hallway

Ceiling lights, wall sockets, doors to the following;

Lounge 12'8" x 13'8" (3.87 x 4.17)

Ceiling lights, wall sockets, radiator, tv point, french doors to the fore.

Kitchen 10'0" x 13'8" (3.05 x 4.19)

Ceiling lights, wall sockets, radiator, integrated gas hob and cooker, further integrated appliances, sink with half bowl and draining board, range of wall and base units, cooker

Master Bedroom 11'9" x 9'6" (3.60 x 2.92)

Ceiling lights, wall sockets, radiator, window to the rear, built in wardrobes.

Ensuite

Ceiling lights, low level WC with full and half flush, shower cubicle, hand wash basin, frosted window to the rear.

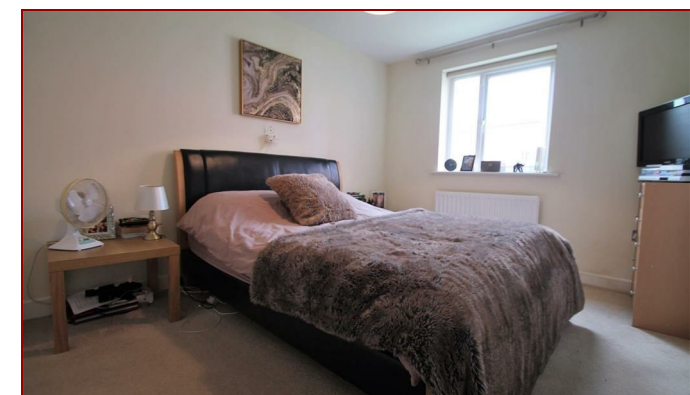
Second Bedroom 8'11" x 9'8" (2.73 x 2.97)

Ceiling lights, wall sockets, radiator, window to the fore.

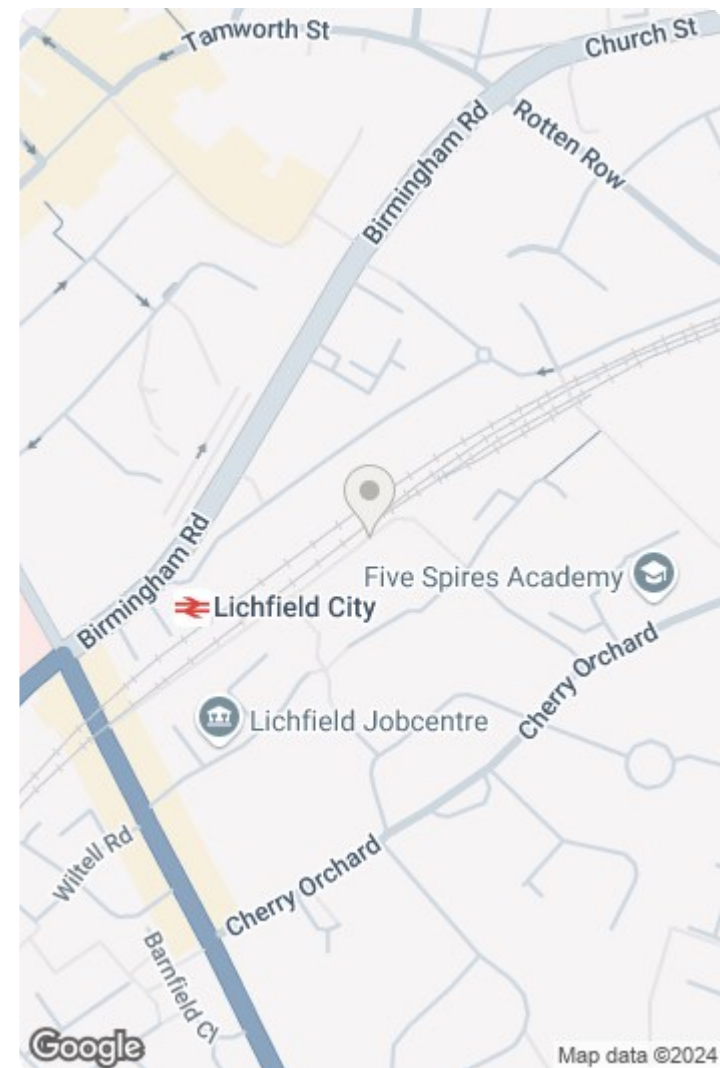
Bathroom

Ceiling lights, heated towel rail, low level WC with full and half flush, panelled bath with splash back tiling, shower over bath, hand wash basin.

Externally is well maintained communal areas and allocated parking.



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 details 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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 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	Target	
Very energy efficient - lower running costs 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-48 F 35-44 G <small>Not energy efficient - higher running costs</small>	78	79	Very environmentally friendly - lower CO ₂ emissions 92-100 A 81-91 B 69-80 C 55-68 D 49-54 E 45-48 F 35-44 G <small>Not environmentally friendly - higher CO₂ emissions</small>
England & Wales	EU Directive 2002/91/EC		England & Wales

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.

