

Asking Price £179,950

Jayman
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Estate Agents



Pear Tree Close

Lichfield, WS14 9GP

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Jayman is delighted to present this two bedroom apartment in the popular Pear Tree Close. This ideal location is perfect for commuters as it is within walking distance to Lichfield city train station and Lichfield Cathedral City centre.

Viewing is highly recommend to appreciate what this property has to offer. Briefly comprising of a generous hallway leading to the living room, kitchen, family bathroom, wo bedrooms, with the master bedroom having an en-suite. There is also undercover designated car parking space with a secure locked area to the rear suitable for a motorcycle or extra storage.

LEASE TERMS/SERVICE CHARGES

We understand the property to be leasehold with a 125 year lease commencing from from 1 May 2007.
Ground rent - £300 annually
Service charge: £794.97 payable every 6 months but this can vary.

Entrance hallway

Entrance hallway leading to the following rooms

Lounge 11'3 x 11'7 (3.43m x 3.53m)

Spacious lounge.

Kitchen 10'2 x 11'11 (3.10m x 3.63m)

Modern kitchen with integrated fridge/freezer and integrated washing machine. Electric oven and gas hob. Door leading out to the balcony.

Bedroom One 9'6 x 11'6 (2.90m x 3.51m)

Double bedroom with fitted wardrobes and a door leading to the en-suite.

En-suite 6'5" x 4'10" (1.98 x 1.48)

With shower cubicle, WC and hand basin.

Bedroom Two 7'4 x 11'7 (2.24m x 3.53m)

Good sized single bedroom.

Bathroom 6'6" x 5'6" (1.99 x 1.70)

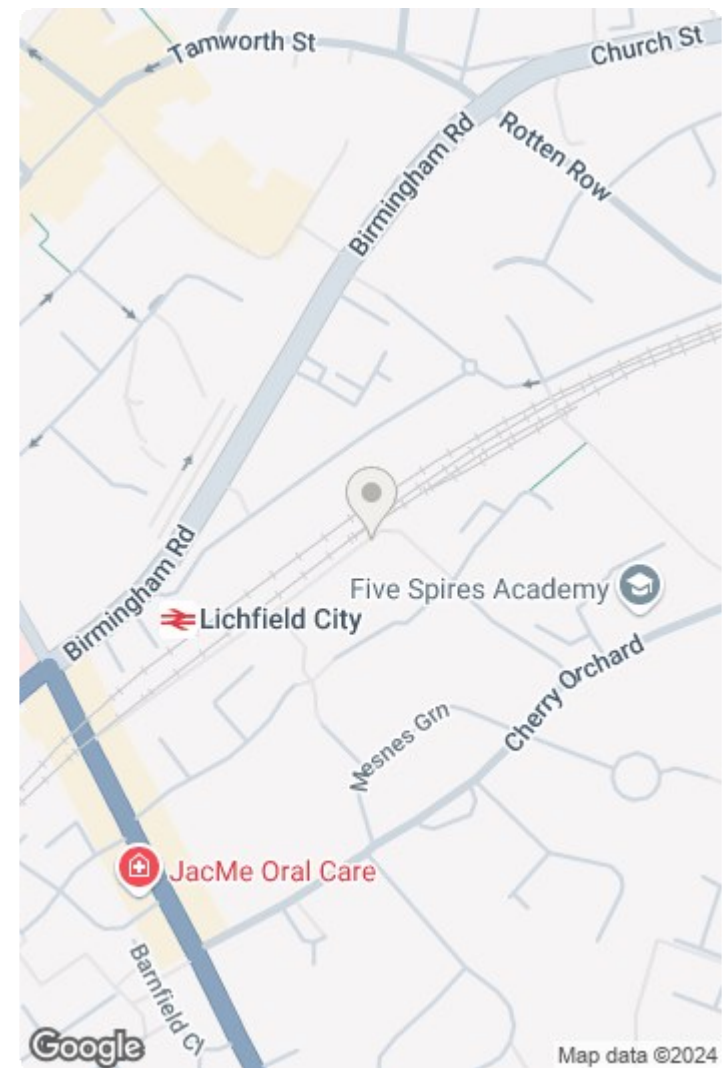
With bath, WC and hand basin.

Outside

Has a balcony and one allocated parking space.



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.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Target	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
A			A
B			B
C			C
D			D
E			E
F			F
G			G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		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.

