

Asking Price £183,750

Jayman
www.jayman.co.uk

Estate Agents

Beacon Park Village.
Retirement Living

Lower Sandford Street

Lichfield, WS13 6JZ

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Jayman offer for sale this superbly presented second floor retirement apartment at Beacon Park retirement village with balcony. (75% shared ownership)

Set in a delightful environment on the edge of Beacon Park and walking distance from the city centre.

Designed specifically for retired purchasers over the age of 60, this superb complex has an excellent range of facilities and with lifts for access to the apartments above.

Approach

Superbly presented second floor apartment at Beacon Park Village, Lichfield. With lift access and set within the complex that has a range of facilities, this beautiful retirement property offers the following accommodation.

Reception hallway

Spacious reception hallway with cloak cupboard, intercom access and doors leading to;

Bathroom (wet room) 8'0" x 7'8" (2.45 x 2.36)

Wet room style shower room with shower, wash hand basin and WC.

Double bedroom 14'0" x 11'2" (4.29 x 3.42)

Spacious double bedroom with fitted built in wardrobes and stunning views across Beacon Park.

Living Room 14'8" x 11'8" (4.49 x 3.58)

Great sized living room with feature fire-surround, space for dining and lounge suite and leading to private balcony.

Balcony

Great sized balcony with space for table and chairs and views across Beacon Park.

Fitted Kitchen 7'6" x 13'2" (2.31 x 4.03)

Fitted kitchen with a range of storage cupboards, integral fridge and freezer, integral dishwasher, oven with hob over and extractor above, plumbing and space for washing machine (option to include in sale).

EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/1100-2978-0422-0492-3143>

Service Charge

£646.04 per month

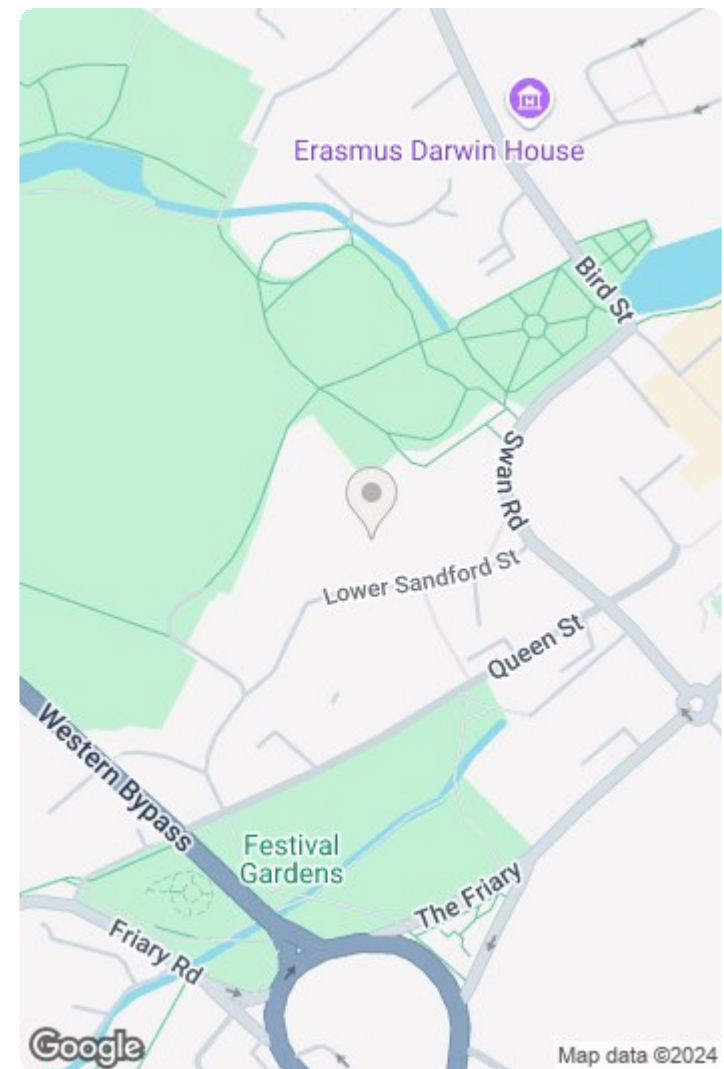
Shared ownership

Bromford retain 25% of the ownership.

The buyer obtain 75% which is reflected in the asking price.



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	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
92-100 A			92-100 A		
81-91 B			81-91 B		
70-80 C			70-80 C		
59-69 D			59-69 D		
49-58 E			49-58 E		
39-48 F			39-48 F		
29-38 G			29-38 G		
1-28 G			1-28 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.

