

Price £65,000

Jayman  
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Estate Agents



## Homelodge House

Lichfield, Staffordshire, WS13 6XD

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\*\*\* REDUCED PRICE \*\*\*

Jayman are delighted to offer for sale, this one bedroom first floor retirement apartment, at Homelodge House on Frog Lane, Lichfield.

Location is everything and there's no better location than this, situated right in the heart of Lichfield, opposite the Garrick Theatre. Close to the shops, restaurants and local amenities, this apartment has to be viewed to be appreciated. Early booking is recommended.

Briefly comprising of an entrance hall with useful storage cupboard, lounge, kitchen, bedroom with fitted wardrobes, bathroom.

The building has an assigned House Manager. For periods when the Manager is off duty, a 24 hour emergency careline response system is in place. There is a laundry room on site, communal lounge, lovely communal gardens with patio areas, guest parking and a lockable mobility scooter compound. A visitors apartment is also available to rent at reasonable rates.

The building consists of 45 properties in total, set over three floors, serviced by a lift. It is a condition of purchase that residents must be over the age of 60

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years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Offered with NO CHAIN.

Unfortunately due to the lease no pets are allowed.

## Hallway

With doors leading to storage room, bathroom, lounge and bedroom.

## Lounge 10'5" x 17'0" (3.2 x 5.2)

Having archway into kitchen area.

## Kitchen 6'10" x 5'2" (2.1 x 1.6)

Having wall and base units, stainless steel single sink with chrome mixer tap. Space for fridge freezer and cooker,

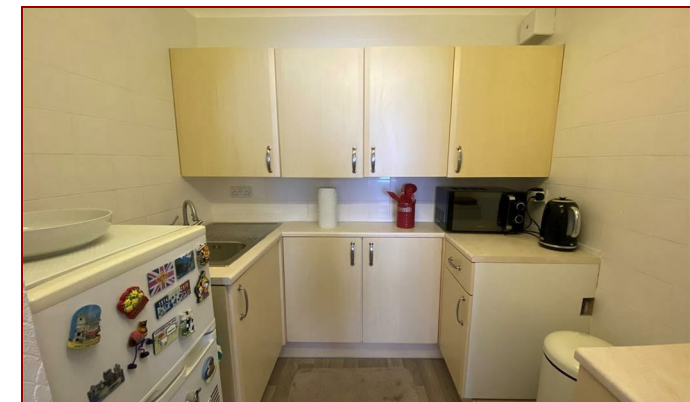
## Bedroom 8'6" x 13'9" (2.6 x 4.2)

With two fitted wardrobes.

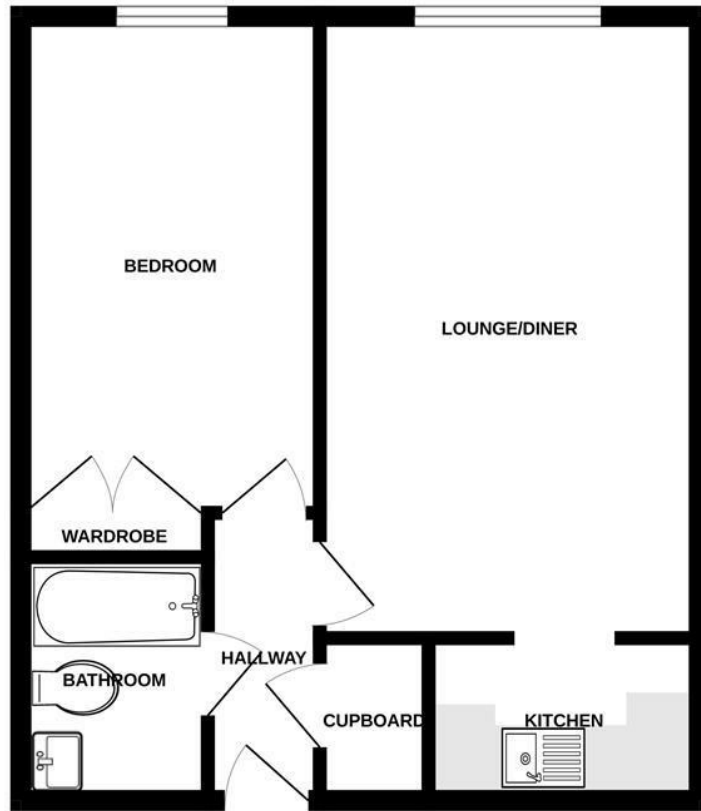
## Bathroom 5'2" x 6'6" (1.6 x 2)

Having an electric wall heater, vanity unit with basin above, bath.

## Store Cupboard 3'2" x 4'3" (0.97 x 1.3)



FIRST FLOOR



HOMELODGE HOUSE

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 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 <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs 92-100 <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions 92-100 <b>A</b>	
15-91 <b>B</b>		92-91 <b>B</b>	
74-84 <b>C</b>		80-80 <b>C</b>	
55-74 <b>D</b>		70-69 <b>D</b>	
35-55 <b>E</b>		55-54 <b>E</b>	
15-35 <b>F</b>		31-30 <b>F</b>	
1-15 <b>G</b>		1-20 <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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