

# Ridware House, Hobs Road

Lichfield, WS13 6SY

John   
German



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£115,000

## Appealing to both first time buyers and investors, is this well presented two bedroom apartment offered to the market with no upward chain.

This well presented, two-bedroom apartment is situated in Ridware House on Hobs Road in the Cathedral city of Lichfield. The apartment benefits from its convenient location being only a short walk from Lichfield's Trent Valley Station, from which there are regular services to Bromsgrove, Redditch and London Euston, making this an ideal location for commuters working in the capital. Lichfield itself offers a fantastic selection of bars, restaurants, and pubs, along with boutique shops and cosy cafes. This apartment will be sure to attract interest from a variety of buyers, from first time buyers, to downsizers or investors. With an attractive potential rental income achievable of £650 PCM.

The apartment comprises of entrance hallway with carpeted flooring, electric wall mounted heater and doors off into the two bedrooms, family bathroom, and open plan living kitchen area.

The master bedroom is a light and spacious living room with carpeted flooring, uPVC double glazed window to the rear aspect, and an electric wall-mounted heater.

The second bedroom is a further well-proportioned room with carpeted flooring, uPVC double glazed window to the rear aspect, and a wall mounted electric heater –this room if not used as a bedroom, could be utilised as a home office or study.

The modern family bathroom comprises of white panelled bath with shower over, low level WC, wall-hung sink, chrome style heated towel rail, and a uPVC double glazed window to the side aspect.

The open plan living kitchen area has a large window and door leading out onto the balcony area, together with carpeted flooring, wall mounted electric heater. The kitchen is fitted with a range of matching cream base and wall units with integrated cooker, induction hob, and extractor. There is also space and plumbing for a washing machine and fridge freezer.

Outside, the property has the benefit of an allocated parking space, indicated by the writing 'R26'.

**Notes:** The photos shown were taken in June 2023. There is currently a tenant in situ.

**Tenure:** Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced from 1 April 1985 for a term of 125 years. . Service Maintenance Charge: £1030 P/A. Ground Rent: £20 P/A

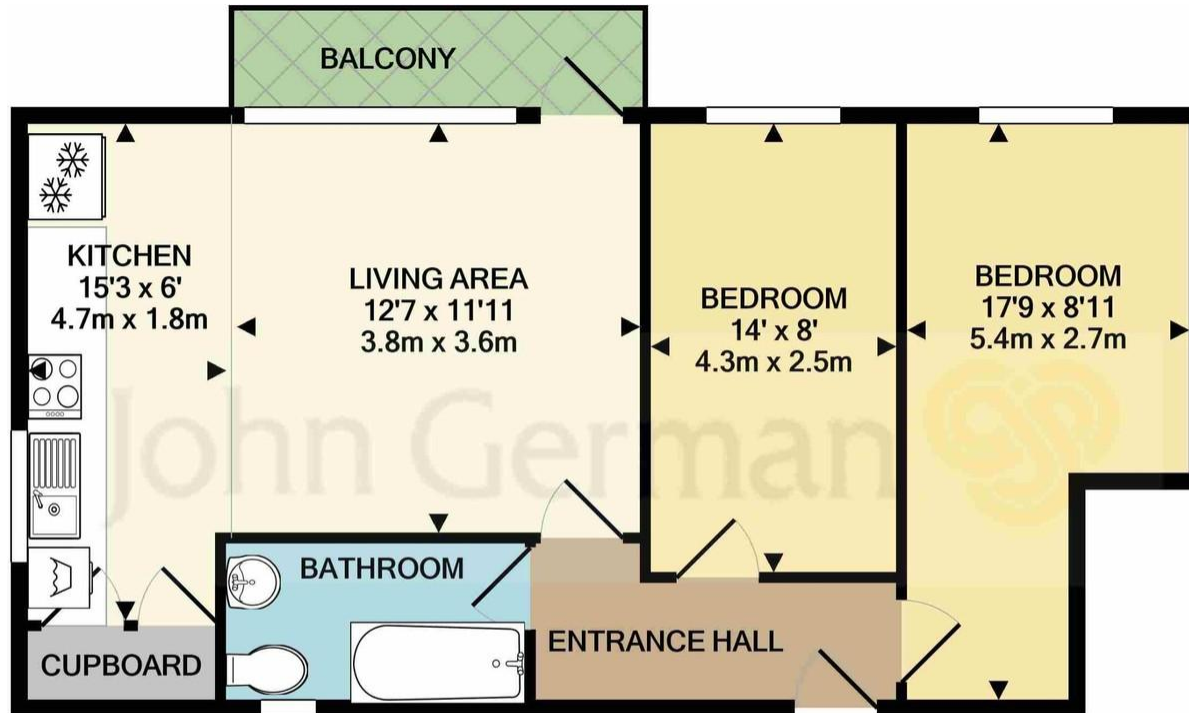
**Services:** Heating to the property is via electric heaters. Mains water, drainage, electricity are believed to be connected to the property but purchasers are advised to satisfy themselves as to their suitability.

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/23062022 Local Authority/Tax Band: Lichfield District Council / Tax Band A







TOTAL APPROX. FLOOR AREA 602 SQ.FT. (55.9 SQ.M.)

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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## Agents' Notes

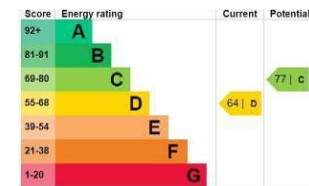
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**Conveyancing Services** - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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