

# Lower Sandford Street

Lichfield, WS13 6QY

John   
German





# Lower Sandford Street

Lichfield, WS13 6QY

£100,000

## One bedroom, second floor apartment for the over 60's in a well respected development overlooking Beacon Park.

This well presented apartment has the added advantage of being on the second floor, easily accessible by lift or stair and with very pleasant Beacon Park views. Andrews House boast excellent facilities for the over 60's including lifts to all floors, a comfortable residents lounge, a laundry and there is an on site scheme manager. In addition, an emergency alarm system is monitored 24 hours a day to provide assistance if required.

The accommodation has night storage heating and comprises a security entry system that allows access to the communal hall and lifts. The apartment front door leads you into a good sized hall which has a night storage radiator and gives access to the lounge/dining room, double bedroom, shower room and airing cupboard.

The attractive and well proportioned lounge has a wide window overlooking the communal grounds and Beacon Park beyond and has a night storage radiator. The fitted kitchen also enjoys pleasant Beacon Park views and has a range of base and wall storage cupboards, worktops, sink unit, various appliance spaces and an additional broom/vacuum storage cupboard. The double bedroom also overlooks the communal grounds and Beacon Park and is a good size overall. The shower room has partial tiling and a suite that comprises shower cabinet with electric shower fitting, low level WC, wash hand basin and heated towel rail.

Outside, attractive landscaped gardens with a choice of seating areas and visitor parking with security barrier.

**Tenure:** The property is managed by Midland Heart Limited. Leasehold and subject to a potential purchaser meeting criteria for residency at the scheme. Service charge approximately £271 per month. Lease 99 years from 27th November 1987 – 62 years remaining.

**Property construction:** Brick. **Parking:** Visitor parking.

**Electricity supply:** Mains. **Water supply:** Mains. **Sewerage:** Mains. **Heating:** Night storage heaters. (Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

**Local Authority/Tax Band:** Lichfield District Council / Tax Band C

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

**Our Ref:** JGA/19022024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.









## Agents' Notes

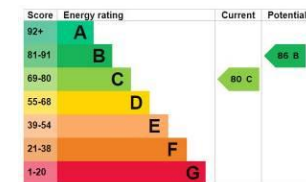
These particulars do not constitute an offer or a contract neither do they form part of an offer or contract. The vendor does not make or give and Messrs. John German nor any person employed has any authority to make or give any representation or warranty, written or oral, in relation to this property. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. None of the services or appliances to the property have been tested and any prospective purchasers should satisfy themselves as to their adequacy prior to committing themselves to purchase.

## Referral Fees

**Mortgage Services** - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

**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.

**Survey Services** - If we refer clients to recommended surveyors, it is your decision whether you choose to deal with this surveyor. In making that decision, you should know that we receive up to £90 per referral.



## John German

22 Bore Street, Lichfield, Staffordshire, WS13 6LL

01543 419121

lichfield@johngerman.co.uk

Ashbourne | Ashby de la Zouch | Barton under Needwood  
Burton upon Trent | Derby | East Leake | Lichfield  
Loughborough | Stafford | Uttoxeter

JohnGerman.co.uk Sales and Lettings Agent

