

Harleston House

Deykin Road, Lichfield, WS13 6PS

John 
German



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£150,000

An attractive ground floor apartment offered to the market with no upward chain, ideally situated for Lichfield City Centre and train station.

Offered with no upward chain is this well presented one bedroom ground floor apartment located within Darwin Park. This is a desirable residential area of Lichfield popular with all ages given its convenient location, being an easy stroll through the beautiful Cathedral Walk into Lichfield's city centre which boasts a range of boutique shops, a Michelin star restaurant, cosy cafés, markets, pubs and bars. There are two railway stations in Lichfield providing services to Bromsgrove, Birmingham, London Euston and many more destinations. Nearby road links include the A51, A38 and M6 Toll Road.

This attractive ground floor apartment will appeal to a wide range of buyers including first time buyers, investors and also downsizers as it is offered with no upward chain, set in a convenient central location, a accessible ground floor accommodation and attractive potential rental income for investors. If you were to rent this property we would expect a monthly rental of around £800pcm being a achievable resulting in a yield of over 6%.

Harleston House itself has secure keypad entry to the building and this apartment is located on the ground floor making it suitable for easy accessible accommodation.

The entrance door opens into an entrance area which then leads to the main hall with a useful airing cupboard.

The recently refitted modern shower room has a low level WC, wash hand basin with vanity unit below, tiled splashbacks, illuminated bathroom mirror, matt finish heated towel rail and a large walk in shower with tiled surround.

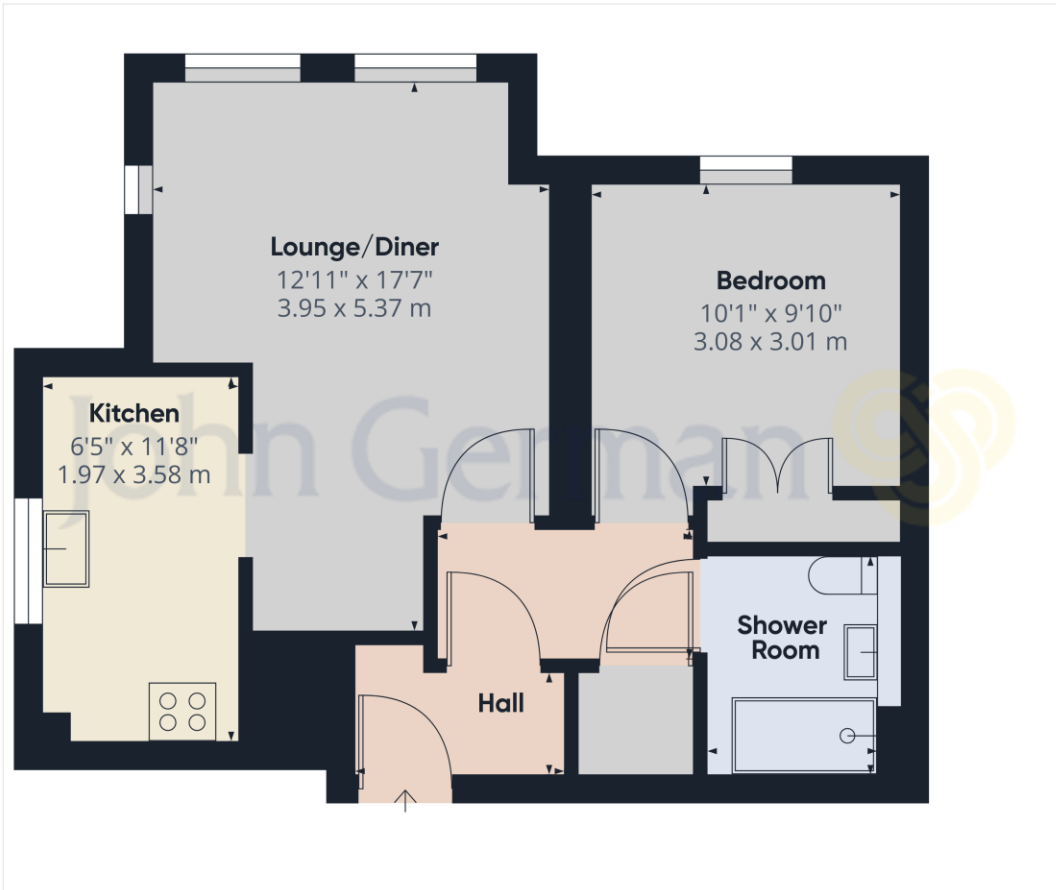
There is a generous double bedroom with a front facing double glazed window, carpeted flooring, ceiling light point and a fitted double wardrobe providing essential storage space.

The open plan kitchen/living room has dual aspect double glazed windows, carpeted flooring, ceiling light points and an arch leading through to kitchen which has a range of matching wall and base units with laminate work tops over, an inset stainless steel sink and drainer, a brand new fitted electric oven with hob and extractor above plus space and plumbing for a washing machine and a freestanding fridge freezer.

Outside the property has one allocated parking spaces and additional visitor parking.







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Approximate total area¹⁾
500.7 ft²
46.52 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). 125 year lease from 1st January 2005. Ground rent £125. Service charge approx. £950 per annum. Freeholders: Cathedral Walk Freehold.

Property construction: Brick **Parking:** Allocated **Electricity supply:** Mains

Water supply: Mains **Sewerage:** Mains **Heating:** Electric
(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: TBC
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 B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/10062024

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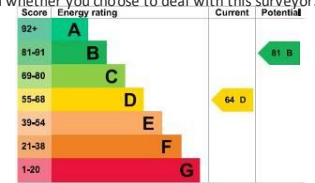
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