## **Bower House**

Beatrice Court, Lichfield, WS13 6UF





A luxury first floor grade II listed apartment situated within a stones throw of Lichfield city centre & railway station.

£325,000





Beatrice Court is a collection of luxury apartments built by the well-regarded developers Wavensmere Homes in 2017 and occupies a highly desirable position, situated off St. John Street in the Cathedral city of Lichfield. From the apartment, you can enjoy a short stroll to the centre of Lichfield which is home to a range of boutique shops, cosy cafes, markets, pubs and a vast selection of fantastic restaurants. Lichfield's City station is situated within a two-minute walk from the apartment, making this a great spot for commuters with regular services operating to Birmingham, whilst Lichfield's Trent Valley Station offers regular services to London Euston.

This luxury apartment has a secure entry system and is accessed via stairs rising to a first floor landing area where the entrance door opens into the apartment. Internally the property has a carpeted entrance hall with doors leading off into the two bedrooms, family bathroom and open plan kitchen/dining/living room.

The spacious master bedroom is a light and inviting room with large sash window to the front aspect, carpeted flooring, Sharps fitted wardrobes, ceiling light point and a modern en-suite shower room with the benefit of under floor heating and a suite comprising of a shower with rainfall attachment, wash basin and low level WC. Bedroom two is another spacious double bedroom with carpeted flooring a sash window to the front elevation, carpeted flooring and Sharps fitted wardrobes. The luxury family bathroom is fitted with marble-effect tiling, again with under floor heating, a low level WC, wash basin with storage below, heated towel rail and a bath with shower over.

Completing the apartment is the impressive open plan living kitchen dining area accommodating modern living and ideal for entertaining family and friends, a large sash window to the front aspect, carpeted flooring and feature British Fires electric fire place. There is ample space for various seating arrangements and a dining table. The kitchen itself is fitted with a range of modern, white high gloss units plus a range of integrated Neff appliances.

Outside, there is one allocated parking space alongside further visitor parking, and a communal bike shed.

To arrange a viewing of this property, please contact John German Estate Agents in Lichfield.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via

their legal representative).
Terms of Lease: 125 Years
Commenced: 1st Jan 2017
Years Remaining: 120
Ground Rent: £300 per annum

Service Maintenance Charge: £3,300 per annum

Please note: It is quite common for some properties to have a Ring doorbell and

internal recording devices.

Property construction: Grade II listed building

Parking: One allocated parking space

Electricity supply: Mains Water supply: Mains Sewerage: Mains

Heating: Electric heating and underfloor heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: https://checker.ofcom.org.uk/

Mobile signal/coverage: See Ofcom link <a href="https://checker.ofcom.org.uk/">https://checker.ofcom.org.uk/</a>
Local Authority/Tax Band: Lichfield District Council / Tax Band E

 $\textbf{Useful Websites:} \ \underline{www.gov.uk/government/organisations/environment-agency}$ 

Our Ref: JGA/20032025

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.

We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from  $1^{\rm st}$  March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.





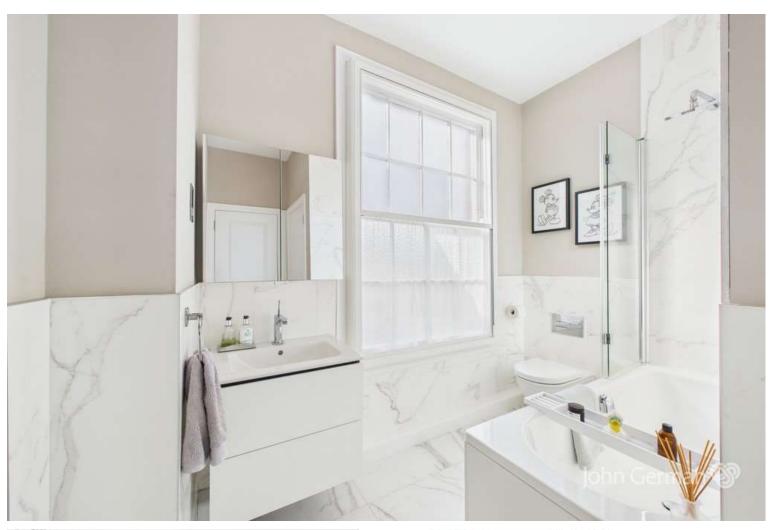








## John German 🧐





## Agents' Notes

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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

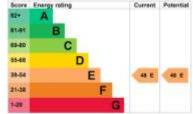
Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR

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.



OnThe Market









lichfield@johngerman.co.uk





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