

# 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



John German

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 <https://checker.ofcom.org.uk/>
- Local Authority/Tax Band:** Lichfield District Council / Tax Band E
- Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)
- Our Ref:** JGA/20032025

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	43 E	40 E
21-38	F		
1-20	G		

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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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