



7 Kensington Oval, Boathouse Field, Lichfield, WS13 6NR



Offered with the benefit of no upward chain is this luxurious ground floor apartment residing within the exclusive gated community of Kensington Oval. Being an ideal investment, first time buy or downsize, this beautifully presented apartment lies within a sought after setting, having the centre of Lichfield and its superb amenities within a short walk through pleasant communal gardens. Electric double gates open into the courtyard, where a driveway leads to the front of the building where there is allocated and visitor parking. Coded pedestrian gates open to a pleasant green to the front, and secure fob/intercom double doors open into an impressive communal reception lobby leading to the apartments. A second hallway gives private access to the apartment, which comprises an entrance hall, open plan living and dining kitchen, two double bedrooms and family bathroom, with a dressing room and en suite also servicing the master bedroom. The apartment benefits from mains electricity, electric central heating and mains drainage.

Ideally situated for access to local amenities, schools, commuter roads and rail stations, this exclusive apartment lies within a secure gated community within a few minutes walk of the centre of Lichfield. The handsome city centre offers a range of pubs, cafes, restaurants, a shopping centre, supermarkets and the historic medieval Cathedral, being one of only three cathedrals in England featuring three spires. Local leisure pursuits include Beacon Park and Lichfield Golf & Country Club, and surrounding countryside including Cannock Chase can be reached easily. The location offers ideal access to the A515, A38 and M6 Toll, there are rail stations in Lichfield providing direct links to Crewe, Birmingham and London and the International airports of Birmingham and East Midlands are both within driving distance. The property lies within a superb catchment area with an array of primary schools nearby feeding into Netherstowe High School. Lichfield Cathedral School is also within walking distance.

- Luxurious Ground Floor Apartment
- Exclusive Gated Community
- Offered with No Upward Chain
- Ideal First Time Buy/Investment/Downsize
- Open Plan Living Space
- Dining Kitchen
- Lounge with Pleasant Garden Views
- Two Double Bedrooms
- Dressing Room & En Suite
- Family Bathroom
- Allocated & Visitors Parking
- Secure Fob/Intercom Access to Courtyard & Building
- Pleasant Open Outlook over Communal Gardens
- Walking Distance to City Centre

Beneath an impressive stone pillared entrance, secure fob/intercom operated double doors open into the **Lobby**, an impressive communal reception to these luxurious apartments. Double doors open into a second hallway, where there is lift/staircase access to the upper floors and a private entrance door opens into:

Reception Hall

An L shaped hallway having a fitted **Airing Cupboard** and doors opening into the bathroom and bedrooms. Leading in turn into:

Open Plan Living & Dining Kitchen 6.9 x 3.98m (approx. 22'8 x 13'0)

A generously proportioned living space having a modern kitchen, dining area and spacious lounge. The **Kitchen** has tiled flooring and comprises a range of wall and base units with complementary worktops over, housing an inset sink with side drainer and integrated appliances including slimline dishwasher, fridge, freezer, washing machine and electric over with induction hob over. next to the kitchen is a formal **Dining Area**, and the **Lounge** has a sash window to the front aspect enjoying a pleasant open outlook





Doors open from the hallway into:

Master Bedroom 3.28 x 3.28m (approx. 10'9" x 10'9")
A spacious double room having a sash window to the front enjoying a pleasant open outlook. With private use of:

Dressing Room 2.2 x 2.07m (approx. 7'2" x 6'9")
A versatile dressing room or study, having a door opening into:

En Suite 2.12 x 1.46m (approx. 6'11" x 4'9")
Comprising a white suite having wash basin and WC and set to vanity units, a double shower, tiled splash backs and LVT flooring

Bedroom Two 2.7 x 2.61m (approx. 8'10" x 8'7")
Another double room having a sash window to the front and a double fitted wardrobe

Family Bathroom 2.25 x 2.01m (approx. 7'4" x 6'7")
Fitted with pedestal wash basin and WC set to vanity units and bathtub, with half tiled walls and LVT flooring





Outside

Within the communal electric gated courtyard there is allocated parking for one vehicle, with further visitors parking available. Secure coded pedestrian gates open to beautifully tended communal gardens to the front aspect, leading to Lichfield city centre. the courtyard is accessed via Boathouse Field, where double gates give vehicular access into the development

Please Note: the Council Tax band for the apartment is C, paid to Lichfield District Council. We are advised that the property is Leasehold with 107 years remaining. Ground rent is £312.00 per annum and an annual service charge of £2328.00 applies to the property. The property is currently rented out, and we have been advised that the tenant would be happy to continue a lease with a new landlord



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

General note: 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.

Measurements: Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide for those of our applicants who may not yet be fully conversant with the metric measurements.

Consumer Protection Regulations: Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.