



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Andrews House, Lower Sandford Street, Lichfield

£90,000

🛏️ 1 🚿 1 🚗 1



If you're looking for a laid back and low maintenance lifestyle with stunning views over Lichfield Cathedral and neighbouring rooftops, as well as immediate access to Lichfield City Centre, then look no further as this apartment for the over 55's will be sure to please. Coming with the added benefit of no upward chain, this property sits within well maintained communal grounds with direct gated access onto Beacon Park and offers spacious accommodation throughout. The property comprises an entrance hall, large lounge/diner, kitchen, a spacious double bedroom and a modern shower room. The property even benefits from having a recently installed sprinkler system throughout, providing significant added protection in the eventuality of a fire. There are two lifts to all floors and resident's lounge for meeting friends as well as an onsite house manager. A very rare opportunity to acquire a fabulous property in an equally as desirable location for a very reasonable price.

Entrance Hall

A side facing door opens from the communal hall to the spacious entrance hall, fitted with a chord to pull for assistance. There is also a useful built in storage cupboard.

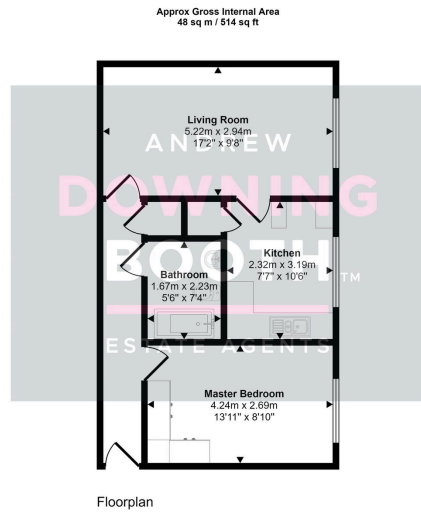
Living Room - 5.22m x 2.94m (17'1" x 9'7")

A spacious and naturally bright living room is fitted with a night storage heater, a chord to pull for assistance and a front facing window overlooking Lichfield, with views of St Mary's Church, Lichfield Cathedral and far-reaching views over neighbouring rooftops. An integrated sprinkler system protects against fires.

Kitchen - 2.32m x 3.19m (7'7" x 10'5")

The kitchen is fitted with a range of matching base cabinets and wall units whilst a stainless steel sink with chrome mixer tap is set into the work surface with a tiled splashback. There is space for two appliances including an oven and washing machine whilst there is also an electric convector heater, a chord to pull for assistance and a front facing window overlooking Lichfield, with views of St Mary's Church, Lichfield Cathedral and far-reaching views over neighbouring rooftops. A door also opens to a spacious pantry storage cupboard





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- One Bedroom Fifth Floor Over • No Upward Chain
- 55's Retirement Apartment
- City Centre Location Adjacent • Far-Reaching Views Over To Beacon Park
- Lichfield & The Cathedral
- Large Lounge / Diner
- Recently Installed Sprinkler System
- Various On Site Amenities
- Lifts To All Floors
- EPC Rating: C
- Council Tax Band: C



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		