



Addison House, Beatrice Court, Lichfield

£550,000

3 2 2



A truly unique opportunity for an exquisitely presented three/four bedroom ground floor apartment in the heart of Lichfield's thriving city centre, boasting an idyllic private garden as part of the Beatrice Court development, converted in 2017 to an impeccable standard.

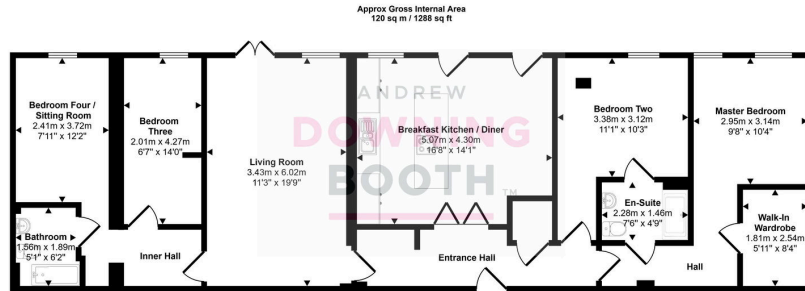
Aside from the exceptional quality of the interior, one of the most prominent and desirable features is the location, sitting just a two minute walk from Lichfield City train station (with a direct line to Birmingham and other surrounding areas), whilst also benefitting from superb access to various other amenities, including the award-winning Beacon Park, various highly regarded schools, bars and restaurants, and the historic Lichfield Cathedral.

Originally intended to be two separate apartments, this spectacular residence was instead redesigned as one substantial dwelling set across just shy of 1400 square feet. The property boasts a flexible layout with plenty of light and airy living space and a simply beautiful kitchen/diner with high specification integrated appliances and direct access out to the garden. The three main double bedrooms each enjoy generous dimensions, with the Master and bedroom two sharing a Jack & Jill en-suite and walk-in wardrobe. Immaculately maintained communal grounds (with two allocated parking spaces and visitor parking) are complimented by the aforementioned idyllic and privately owned gardens to make up the property's exterior.

City centre living, abundant space and an unparalleled calibre of finish; this one-of-a-kind property can only be truly appreciated with a viewing.

We understand the property to be leasehold, with a term of 999 years commencing in 2020, leaving 994 years remaining as of 2025. We have also been advised that there is a service charge payable for the general maintenance of the grounds, car park, hallways, window cleaning, gutter clearance, buildings insurance and any necessary repairs. Please note that this information has not been verified and should ultimately be looked into by any prospective buyer's solicitor.





Floorplan

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.

- Three / Four Bedroom Ground Floor Apartment
- Exquisite Standard Of Finish Throughout
- Stunning Contemporary Breakfast Kitchen / Diner
- Consistently Impressive Room Sizes
- EPC Rating: E
- Just Shy Of 1400 Square Feet Of Accommodation
- Spacious & Idyllic Private Garden
- Set Within An Exclusive Development Converted In 2017
- Highly Desirable City Centre Location
- Council Tax Band: 22

