



**Netherstowe Mews, Lichfield, WS13 6AY**

**£925 PCM**

- Ground floor
- Available end of May
- Luxury accommodation
- EPC C
- Fully furnished
- Parking
- Fantastic development
- Council tax B



## Apartment 2

Apartment 2 is on the ground floor, has gas central heating and double glazing and offers the following accommodation;

### Entrance Hall

With electric fob key access, laminate flooring, and doors leading to; Storage Cupboard, Bathroom, Bedroom and to the main open plan living area.

### Kitchen / Lounge / Diner 10'9"x 21'4"

With doors to terrace to the fore, spacious lounge /diner with

sofa and table suite, open plan leading to Kitchen with a range of storage cupboards, cooker with gas hob over, fridge/freezer, plumbing for washing machine and window to rear.

### Bedroom 11'2" x 10'4"

Double bedroom with built in wardrobes.

### Luxury Bathroom

Fully tiled to floor and ceiling, walk in double shower cubicle, wc and wash hand basin.

### Parking

Allocated single parking space outside.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		76	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		79	79