



Tamworth Street,  
Lichfield, WS13 6FL

£280,000

# Lichfield

£280,000



This fantastically located luxury apartment is situated in the stunning Old Picture House on Tamworth Street, a cultural landmark in the heart of the city centre, with an array of popular amenities and transport links at your doorstep.

Approached via an extremely well-maintained communal hallway with staircase and lift access, the internal accommodation is bound to impress. Greeted by a large 'L' shaped hallway with two store cupboards, this stunning modern apartment features an open plan kitchen/diner, providing a wonderful social space for entertainment, with modern fitted appliances, and sliding doors out to a balcony with peaceful views off the main street.

There are two generous double bedrooms, the second currently dressed as a separate snug/living area, and an immaculately presented shower room with large walk-in shower.

This building features a secure gated parking area where this property benefits from an allocated parking space.





## Property Specification

FANTASTIC LOCATION IN LICHFIELD CITY CENTRE  
CHARMING CHARACTERFUL BUILDING  
TWO DOUBLE BEDROOMS  
MODERN SHOWER ROOM  
OPEN PLAN KITCHEN/DINER

### Hallway

Open Plan Kitchen/Diner 15' 11" x  
13' 7" (4.84m x 4.13m)

Bedroom One 11' 5" x 10' 2"  
(3.47m x 3.10m)

Bedroom Two 14' 8" x 9' 2"  
(4.46m x 2.80m)

Shower Room 7' 5" x 5' 4" (2.27m  
x 1.63m)

### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.  
Came on the market:

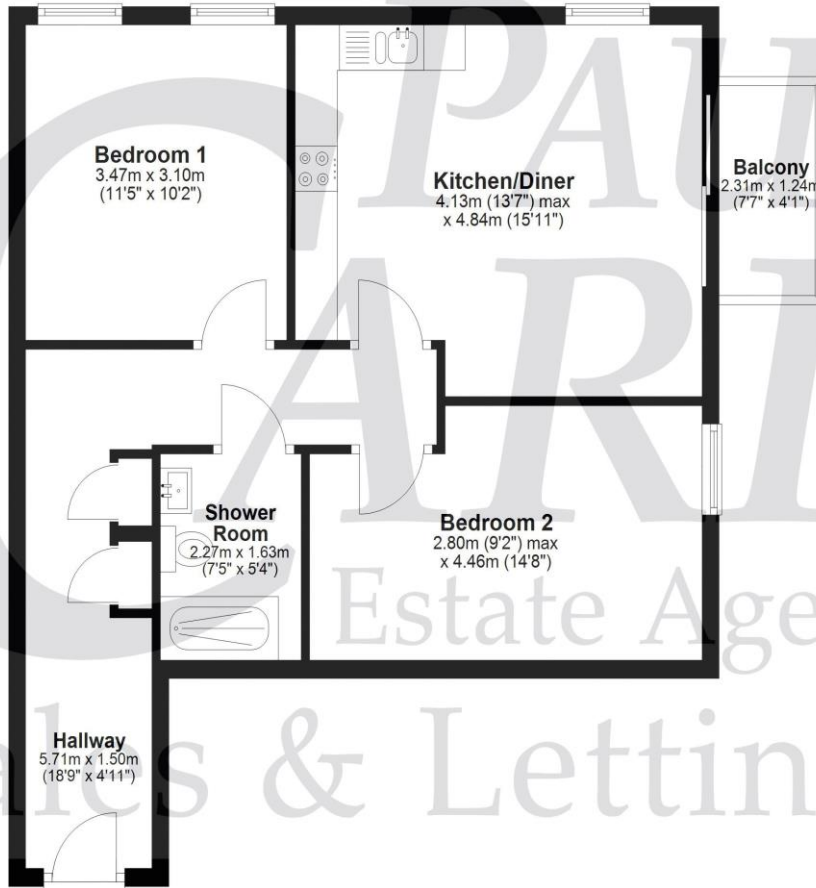
### Viewer's Note:

Services connected: Electric, water and Drainage  
Council tax band: B  
Tenure: Leasehold 245 years remaining  
Ground Rent: £470 PA  
Service Charge: £1200PA

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## First Floor



Total area: approx. 59.1 sq. metres (636.4 sq. feet)

## Energy Efficiency Rating

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

## Map Location

