



Connells

Addison House Beatrice Court
Lichfield

Addison House Beatrice Court Lichfield WS13 6UF

for sale
£235,000



Property Description

Connells Lichfield City are absolutely thrilled to offer for sale this stunning and very much luxurious, first floor apartment.

Located on the popular Beatrice Court Development, just off St. John Street, being ultra convenient for everything this wonderful City has to offer. For those looking to commute daily we can boast close proximity to Lichfield City Centre Train Station and Lichfield City Bus Station, both being a very short distance away.

This luxury apartment enjoys plenty of living accommodation throughout. Briefly comprising of: communal hallway, entrance hallway, open plan living room /dining room/ kitchen, master bedroom, further double bedroom and a family shower room with under floor heating. Externally we can offer an allocated parking space within the development and further visitor spaces to be taken advantage of.

This lovely home enjoys a long lease and reasonable monthly charges, and would seem to be absolutely perfect for those looking to buy their first home in the ever popular Lichfield locale. Investors and downsizers may also be interested in the comfort and security this charming development can offer.

****TRULY BEAUTIFUL HOME BEING ABSOLUTELY READY TO MOVE INTO****

****TWO DOUBLE BEDROOMS****

****MODERN KITCHEN AND SHOWER ROOM****

****PRIVATE PARKING****

****DEVELOPMENT SET BACK FROM THE ROAD****



Pleasant Communal Entrance

Stunning Open Plan Living

Living And Dining Area

8' 3" x 10' 9" (2.51m x 3.28m)

Modern Kitchen Area

10' 3" x 10' 9" (3.12m x 3.28m)

Master Bedroom

8' 3" x 11' 10" (2.51m x 3.61m)

Second Bedroom

7' 9" x 12' 5" (2.36m x 3.78m)

Modern Shower Room

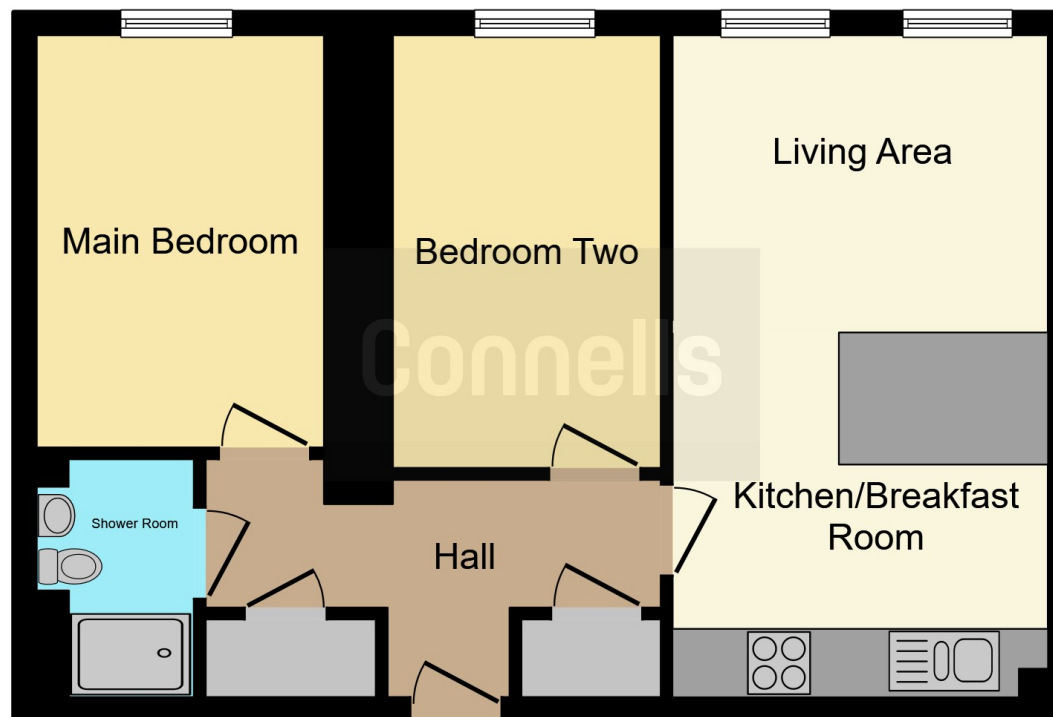
Private Parking Space

Private City Centre Location









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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11 & 13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 1800.00

Ground Rent:
 250.00

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD311778

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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