



26 Harrington Walk,
Lichfield WS13 7UY

Downes & Daughters
ESTATE AGENCY

26 Harrington Walk, Lichfield WS13 7UY Asking price £235,000

A thoroughly impressive contemporary style apartment, on this select gated estate, with two allocated parking spaces. Offering wonderfully bright and spacious accommodation on the first floor of this modern building, of only three dwellings, with an attractive double aspect living, dining and work space with views toward Beacon Park. It is hard to believe you are only a pleasant walk away from Lichfield's vibrant City Centre when you are blessed with such an attractive green outlook, only moments away from your front door. The accommodation offers a communal entrance on the ground floor with telecom entry, with the apartment itself then boasting: Entrance hallway with storage airing cupboard, multi-use double aspect reception currently providing living and dining areas in addition to a music and home working space, kitchen, impressive principal bedroom with en suite shower room, second bedroom and a family bathroom. Externally there are two allocated parking spaces in a private car park, and gated access to Beacon Park only yards away from the front door. A second gated pedestrian access to Morrisons Supermarket is found at the end of the cul-de-sac.

Viewing is essential to appreciate the impressive nature and size of this stylish modern apartment, not to mention its idyllic location.

INTERNAL ACCOMMODATION

Entrance Hallway With Intercom & Storage Cupboard • Spacious Double Aspect Open Plan Living & Dining Room • Kitchen • Impressive Principal Bedroom With Fitted Wardrobe • En Suite Shower Room • Bedroom Two • Family Bathroom

OUTSIDE & COMMUNAL AREAS

Communal Entrance With Intercom • Two Allocated Parking Spaces To Rear • Access To Beacon Park Only Moments Away & Gated Pedestrian Access To Morrisons Supermarket

FURTHER INFORMATION

Leasehold 100 Years Remaining (TBC By Solicitor) • Service Charge £149per month • Ground Rent £250 • Council Tax Band C • Energy Rating C • All Mains Services



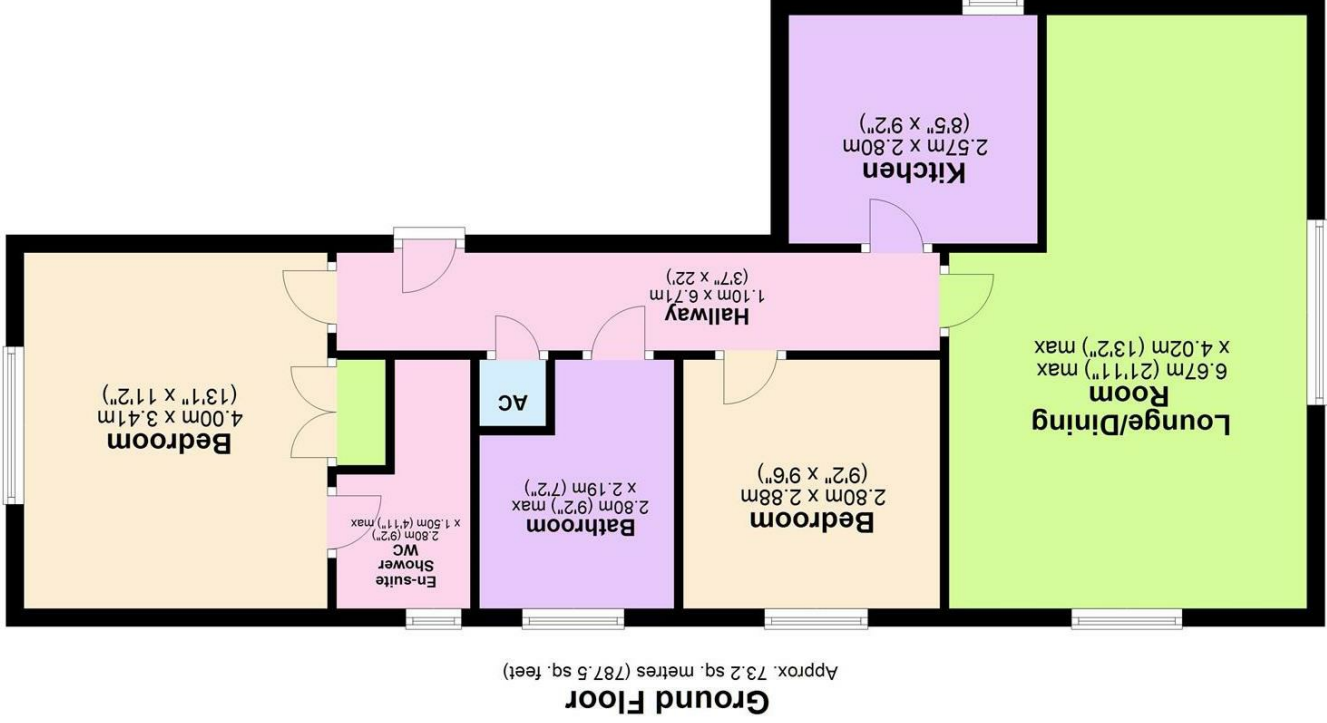


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Not All Agents Are Equal...

Total area: approx. 73.2 sq. metres (787.5 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	79
Minimum	79
Energy Efficiency Rating	
Current	79
Minimum	79
England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(92 g/kWh)	A
(81-91 g/kWh)	B
(69-80 g/kWh)	C
(55-68 g/kWh)	D
(39-54 g/kWh)	E
(21-38 g/kWh)	F
(1-20 g/kWh)	G
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