



5 Harleston House Deykin Road, Lichfield  
WS13 6PS

Downes & Daughters  
ESTATE AGENCY

5 Harleston House Deykin Road, Lichfield  
WS13 6PS  
£169,950

A thoroughly impressive contemporary apartment, presented in a faultless modern style, with a bright double aspect and views over the open green spaces of Cathedral Walk and offered for sale with no onward chain. Occupying a corner position on the first floor of this desirable block and boasting the more desirable 'semi open plan' layout with a living and dining space straight out of the pages of an interior design magazine. This wonderfully bright, double aspect room opens seamlessly to the fully integrated kitchen which also benefits from the open views over Cathedral Walk. A central hallway with an airing cupboard leads to the attractive bedroom with built in wardrobes and a modern bathroom. Externally there is a well maintained communal garden and an allocated parking space and bicycle store to the rear.

Viewing is essential to appreciate the flawless, contemporary presentation, its enviable position within this centrally located development and the pleasant walk directly in to the City Centre, never losing sight of the three spires.

**INTERNAL ACCOMMODATION**

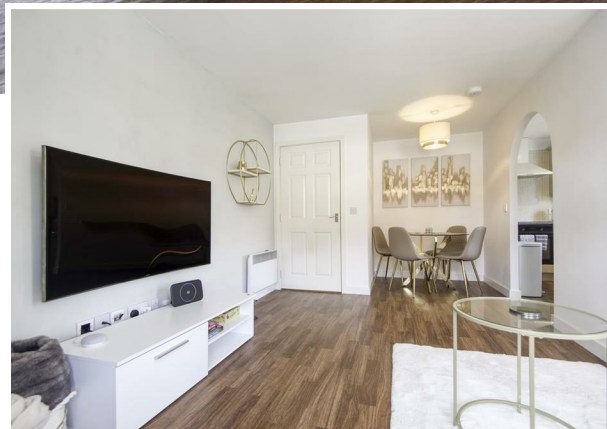
Main Entrance With Video Entry • Well Presented Communal Hallways • Apartment Hallway • Simply Stunning Double Aspect Living & Dining Space Semi Open Plan To The... • Fully Integrated Kitchen (views over Cathedral Walk) • Central Hallway (airing & storage cupboard) • Bedroom (built in wardrobe) • Bathroom

**OUTSIDE**

Open Green Outlook • Well Kept Communal Gardens • Allocated Parking Space To The Rear

**FURTHER INFORMATION**

No Onward Chain • Council Tax Band B • Leasehold With 106 Years Remaining • Service Charge & Ground Rent totalling £1075 PA • Council Tax Band B • Mains Electric, Water & Waste • Stylish Hard Flooring Throughout • Upvc Double Glazing



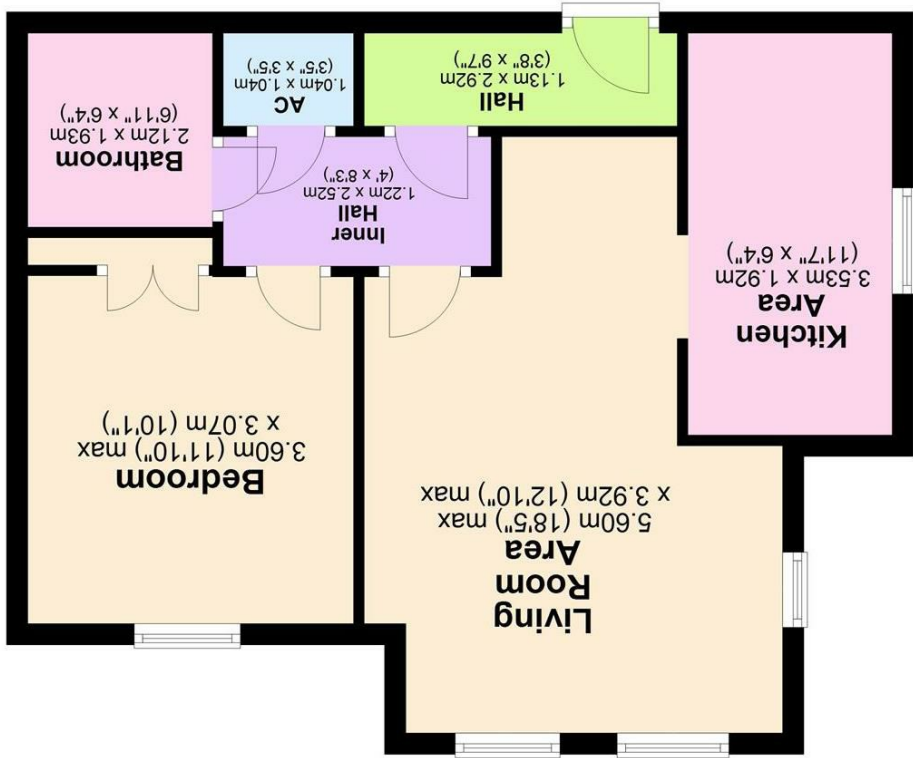




5 Main Street, Whittington, Staffs, WS14 9JU | Tel: 01543 432 099  
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Total area: approx. 47.1 sq. metres (506.7 sq. feet)



Ground Floor  
Approx. 47.1 sq. metres (506.7 sq. feet)



Environmental Impact (CO <sub>2</sub> ) Rating	
Client	Domestic
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 pphs) A
(91-91)	B
(89-89)	C
(88-88)	D
(87-84)	E
(81-80)	F
(71-70)	G
Not environmentally friendly - higher CO <sub>2</sub> emissions	(EU Directive 2002/91/EC)
87	

Energy Efficiency Rating	
Client	Domestic
Very energy efficient - lower running costs	(92 pphs) A
(91-91)	B
(89-89)	C
(88-88)	D
(87-84)	E
(81-80)	F
(71-70)	G
Not energy efficient - higher running costs	(EU Directive 2002/91/EC)
87	