



4 Dominion Court Wade Street,  
Lichfield WS13 6HT

Downes & Daughters  
ESTATE AGENCY



## 4 Dominion Court Wade Street, Lichfield WS13 6HT Offers in excess of £280,000

A wonderfully spacious first floor apartment within this luxury landmark development of Lichfield's original Court House. Occupying a prime central location, perfectly situated for all the convenience of City Centre living, only moments away from the many restaurants, cafes and bars Lichfield's vibrant centre has to offer. This first floor apartment with lift access to an impressive roof terrace with a 'many spired view', is offered for sale with no onward chain and offers the discerning buyer spacious contemporary open plan living at the very heart of the City. An intercom entrance gives access to a striking oak and steel staircase linking all floors but also has the rare benefit of a lift. The internal accommodation comprises: spacious entrance hallway with airing cupboard, impressive living, dining and kitchen space with views over Wade Street, a principal bedroom with fitted wardrobes and an en suite shower room and a second bedroom served by a family bathroom.

Viewing is essential to appreciate the exacting standard of this select development of apartments, its modern open plan nature, the rarity of such a spacious roof terrace and its central location.

### INTERNAL ACCOMMODATION

Entrance Hallway With Telecom Entry & Storage/Airing Cupboard & Internal Window To • Wonderfully Spacious Open Plan Living, Dining & Kitchen Space With Views Towards The Garrick Theatre • Principal Bedroom With Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Family Bathroom

### COMMUNAL & EXTERNAL AREAS

Intercom Entrance • Communal Roof Terrace With Views Of St Mary's & Lichfield Cathedral • Striking Central Contemporary Staircase Linking All Floors • Lift Access To All Floors & Roof Terrace

### FURTHER INFORMATION

Leasehold With 104 Years Remaining (TBC By Solicitor) • Ground Rent £240 PA • Service Charge Approx. £1500 PA • Council Tax Band C • Energy Rating D • All Mains Services • Conservation Area • No Onward Chain • Parking Permits Available From LDC In Nearby Car Park





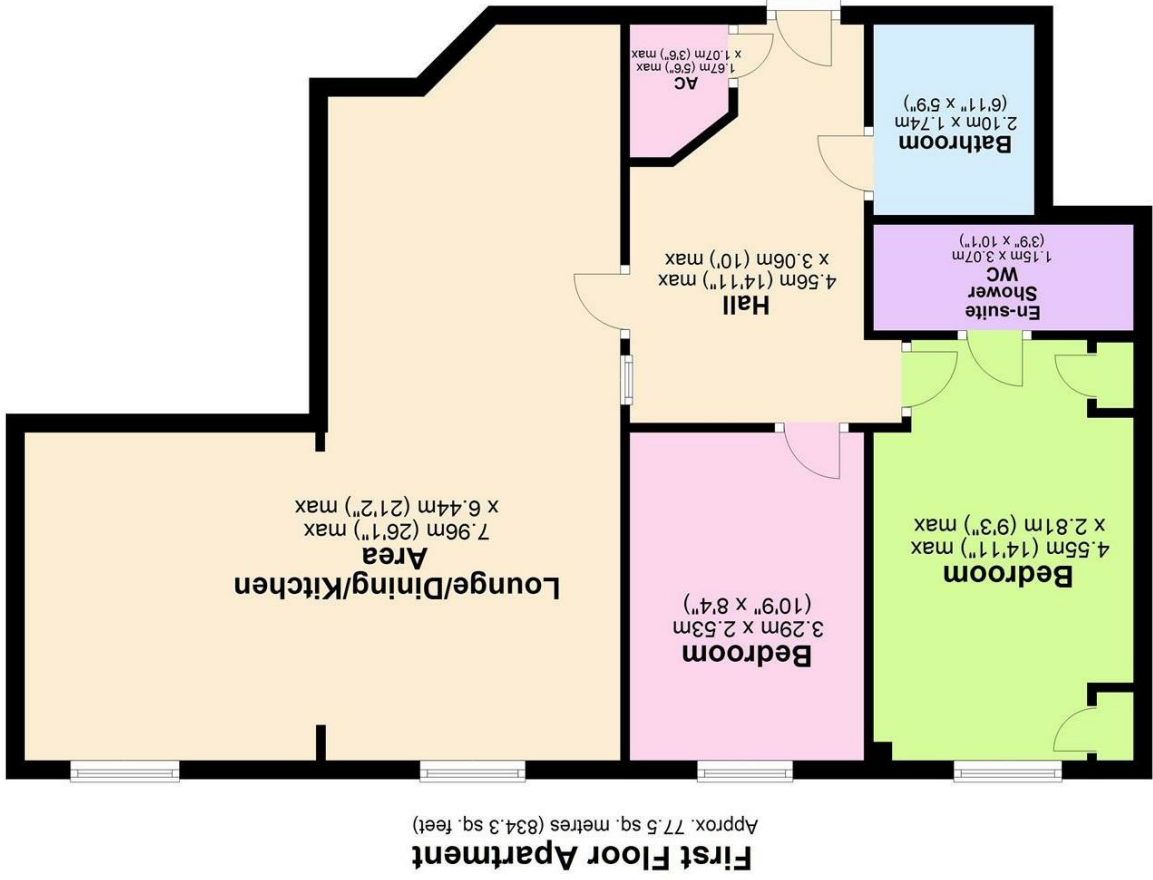




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Not All Agents Are Equal...



Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Minimum
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
Very environmentally friendly - lower CO <sub>2</sub> emissions	
Energy Efficiency Rating	
Current	Minimum
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
Very energy efficient - lower running costs	
66	
70	