



2 St Thomas House Trafalgar Way,
Lichfield WS14 9FH

Downes & Daughters
ESTATE AGENCY

2 St Thomas House Trafalgar Way, Lichfield WS14 9FH £225,000

A rare opportunity to acquire a well presented, two bedroom, contemporary 'open plan' style apartment on the first floor of this, much sought after, select development of just 12 apartments. Boasting a Juliet balcony and views across the popular Shortbutts Park, this striking apartment boasts 770 square feet of accommodation and is flooded with natural light in every room. A spacious entrance hallway with two built in storage cupboards provides a warm welcome to this delightful property, with the 23' double aspect kitchen, dining and living space dominating the interior space, enjoying the unique feel of the Juliet balcony and attractive green outlook over the park. The principal bedroom benefits from a range of fitted wardrobes and an en suite shower room whilst the second bedroom is served by a spacious family bathroom. Externally there are communal garden areas, allocated parking space and plentiful visitor parking.

Viewing is essential to fully appreciate the modern and sociable open space this apartment provides including its enviable position within the block. Not to mention the pleasant walk through the park to the City Centre and train station.

INTERNAL ACCOMMODATION

Spacious Hallway With Two Storage Cupboards • Bedroom One With Fitted Wardrobes • En Suite Shower Room • Bedroom Two • Spacious Bathroom • Stunning Double Aspect Open Plan Kitchen, Dining & Living Space With Juliet Balcony & Views Over Shortbutts Park

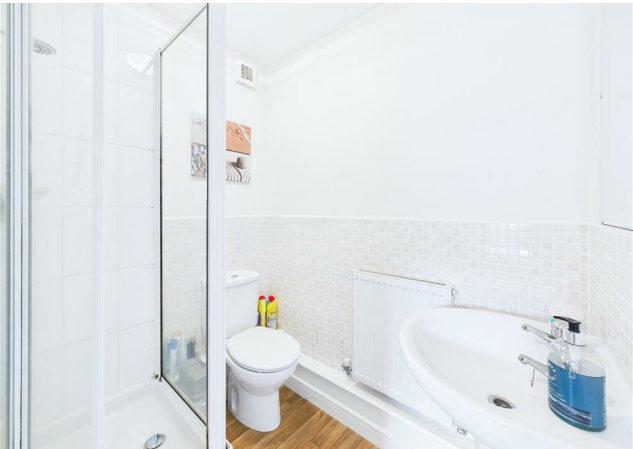
OUTSIDE

Communal Gardens & Lawns • Allocated Parking Space In Front Of Main Entrance • Visitor Parking

FURTHER INFORMATION

Council Tax Band C • Energy Rating C • 150 Year Lease From 2007 • Service Charge Approx. £1,215.66 PA • Ground Rent Approx. £150 PA • Upvc Double Glazing • All Mains Services • Gas Central Heating • Mains Sewerage

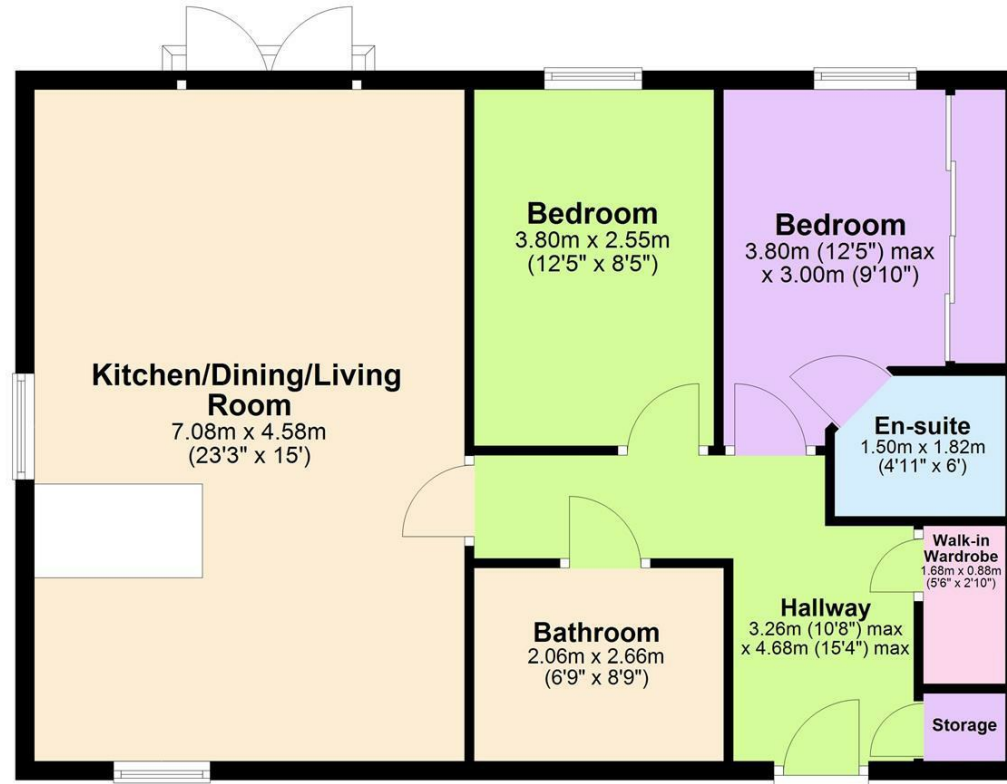






Ground Floor

Approx. 73.1 sq. metres (787.2 sq. feet)



Total area: approx. 73.1 sq. metres (787.2 sq. feet)

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

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