



Maxtock Avenue,
Lichfield, Staffordshire, WS13 6PE



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£900 PCM**

Newton Fallowell are delighted to offer this second floor modern, two-bedroom apartment on Darwin Park within easy walking distance to the City Centre and Train Station. This property offers a spacious master double bedroom with fitted wardrobes and an en-suite shower room, well-appointed fitted integrated kitchen with all appliances, spacious living room, separate bathroom, single bedroom and two allocated Off-road parking spaces to rear of the property. The property also benefits from a newly fitted boiler. With a recently extended lease there is no ground rent on the property. CALL TODAY TO BOOK A VIEWING!

Draft Details - PLEASE NOTE THESE ARE DRAFT DETAILS AWAITING THE VENDORS APPROVAL AND CANNOT BE RELIED ON TO BE WHOLLY ACCURATE.

Disclaimer - These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.



Entrance Hallway

Doors leading to the lounge/kitchen, two bedrooms and family bathroom.

Lounge

20'10x13'10 (6.35mx4.22m)

A spacious lounge with double glazed windows, radiator and access to the kitchen.

Kitchen

12'08x5'10 (3.86mx1.78m)

A range of wall and base units, sink with drainer, built in oven, dishwasher and washing machine. Double glazed window.

Bedroom One

A spacious master bedroom with an en-suite, double glazing window, built in wardrobes and a radiator.

En-suite

Shower cubicle, sink and low flush W.C.

Bedroom Two

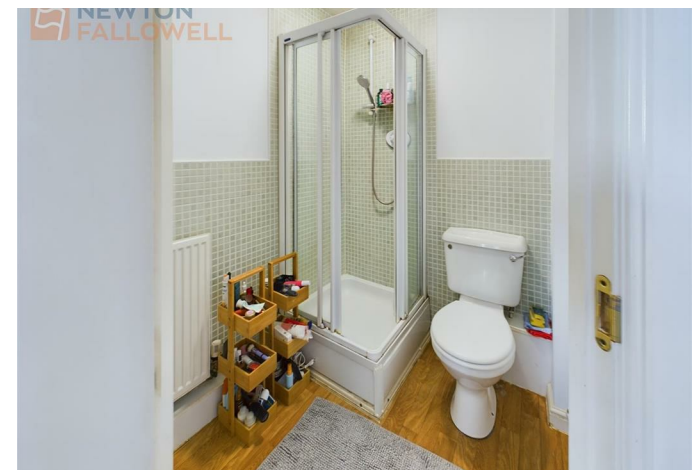
10'01x7'10 (3.07mx2.39m)

Double glazed window and radiator.

Family Bathroom

6'08x5'07 (2.03mx1.70m)

Bath, sink low flush W.C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Approximate total area⁽¹⁾
664.83 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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