

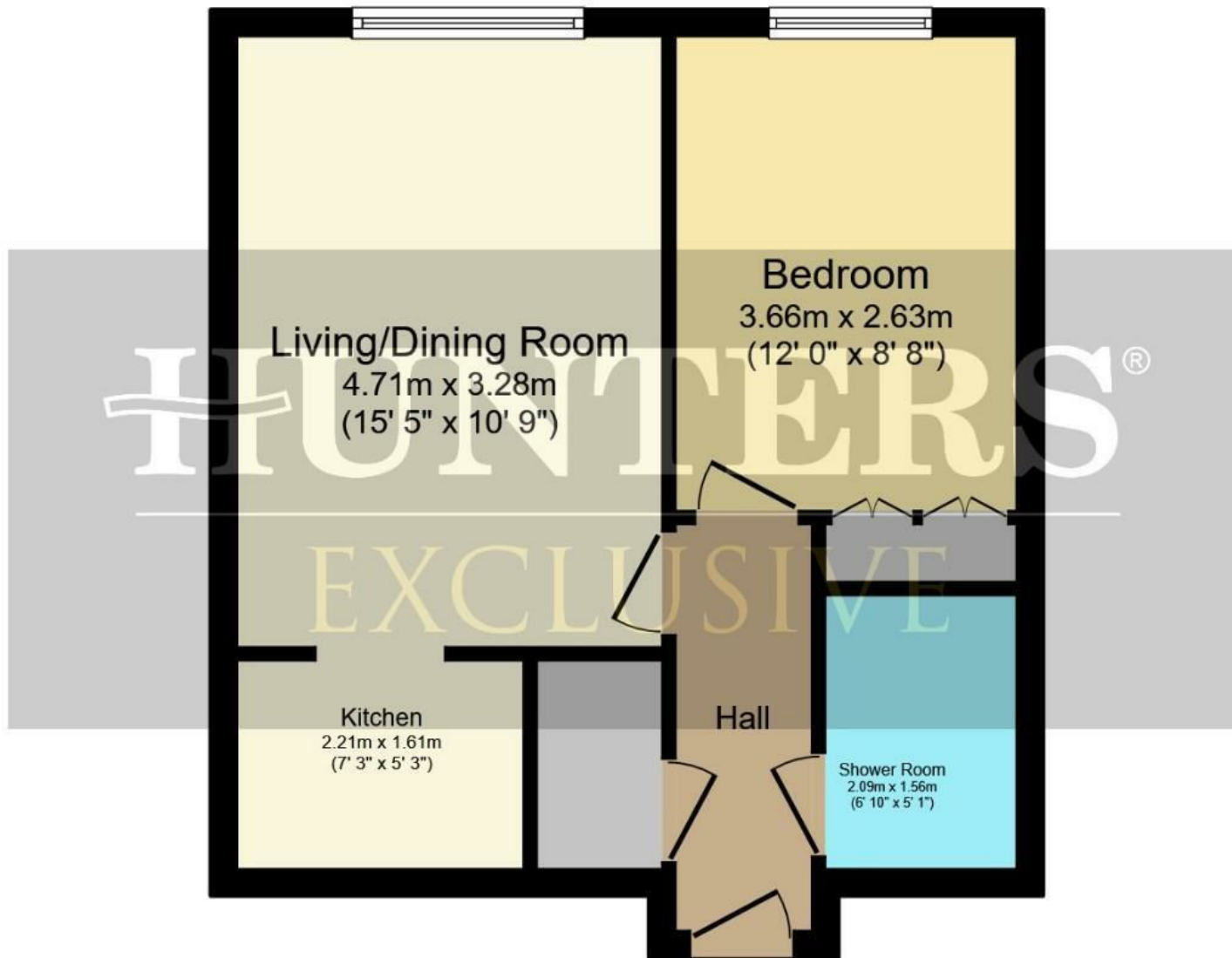


38, Homelodge House Castle Dyke, Lichfield, WS13 6XD

£75,000

This over 55's apartment at Homelodge House occupies a lovely position opposite Lichfield Garrick Theatre in a highly sought after block of retirement properties which are convenient for accessing the City Centre and all local amenities including shops, cafes and restaurants. The property has the benefit of being offered with NO UPWARD CHAIN. In brief, the accommodation comprises; hallway, kitchen, modern shower room, lounge & good sized bedroom. The property, known as Homelodge House also has the use of facilities including a residents lounge and laundry room. Internal viewing is highly recommended. EPC RATING - C

Hunters Lichfield 7 Bore Street, Lichfield, WS13 6LJ | 01543 419000
lichfield@hunters.com | www.hunters.com



Total floor area 39.1 m² (421 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Powered by www.focalagent.com

Entrance Hallway

accessed via a wooden front entrance door and having a useful fitted storage cupboard. Ceiling light point, emergency pull cord and the entry telecom system

Living Room

having a ceiling light point, coving, emergency pull cord, electric radiator and a UPVC double-glazed window to the front aspect. Open archway into the

Kitchen

fitted with a range of wall and base units, roll top work surfaces and a stainless steel sink and drainer. Inset ceiling spotlights, electric oven, induction hob with extractor hood, integrated fridge and freezer, part tiling to walls and vinyl flooring

Bedroom

having fitted wardrobes providing hanging and storage space. Wall light fitment, electric radiator and a UPVC double-glazed window to the front aspect

Bathroom

fitted with a walk-in shower unit with an electric fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, emergency pull cord, aqua panelling to the walls, towel radiator and vinyl flooring

Communal Areas

There is a communal lounge as well as other areas which can be used by property owners. There is also a laundry room and an on-site house manager. Parking is subject to availability

AGENTS NOTE

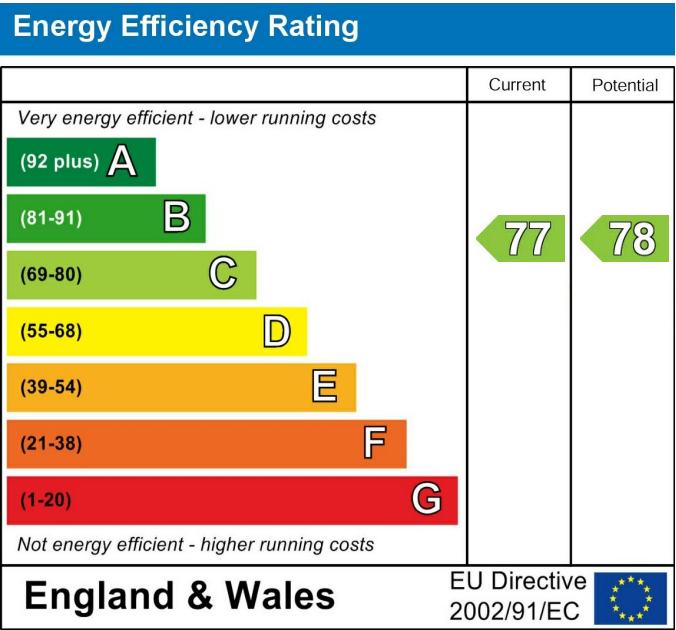
the property is LEASEHOLD and has 85 years remaining on the lease

There is a ground rent of £234.05 payable every 6 months

There is a service charge of £1,419.33 payable every 6

months which covers the maintenance of communal areas, intercom system, emergency contact system and the in-house manager

****Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee.****



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









