



35, Kensington Oval Boathouse Field, Lichfield, WS13 6NR

£250,000

this spacious and light second floor apartment is located at the ever popular Kensington Oval which gives easy access to the city centre of Lichfield and is ideal for commuters with transport links being close by. Offered for sale with NO UPWARD CHAIN and benefitting from a refitted bespoke kitchen. In brief, the property comprises of a Communal Entrance with areas for socialising and lifts to access all floors, Entrance Hallway with storage, Open Plan Lounge/Dining and bespoke Kitchen. Two Double Bedrooms and an En-suite to the Master. Allocated parking with visitor spaces available. Viewing is essential to appreciate the space and accommodation available. EPC RATING - C

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



Total floor area 67.4 sq.m. (726 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).

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Communal Entrance

accessed via secure entrance doors and having stairs and lifts to all floors

Entrance Hallway

having a useful fitted storage cupboard and an airing cupboard housing the hot water cylinder. Ceiling light point, loft hatch, fitted intercom system and a radiator

Open Plan Living, Dining and Kitchen

the living/dining area has two ceiling light points, radiator, laminate wood-effect flooring and a UPVC double-glazed window overlooking the front aspect.

the bespoke fitted kitchen has a range of full length wall units with fitted lighting, base units with roll top work surfaces and an acrylic sink with drainer. Integrated double electric oven, induction hob with extractor hood and tiled splash back, fridge-freezer and a washer-drier. Inset ceiling spotlights, radiator and laminate wood-effect flooring

Master Bedroom

benefitting from two double, fitted wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect. Door into the

En-suite

having a fully tiled shower enclosure with a mains powered over head fitment, pedestal hand wash basin and a close-coupled WC with storage. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator and laminate wood-effect flooring

Bedroom Two

having a range of fitted storage including a wardrobe, shelving and cupboards. Ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect

Bathroom

having a panelled bath with a mains powered overhead shower fitment, vanity hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, towel radiator and laminate wood-effect flooring

Outside


the property benefits from an allocated parking space accessed via secure electric entrance gates. There are also additional spaces for visitors.

AGENTS NOTE

the property is LEASEHOLD with approximately 105 years remaining on the lease
There is a ground rent of £313.03 payable every year
There is an annual service charge amount of £2484 which covers the maintenance of communal areas, buildings insurance and electric for the communal areas and secure entrance gates

****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.****

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	78
(69-80) C		
(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	

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.







