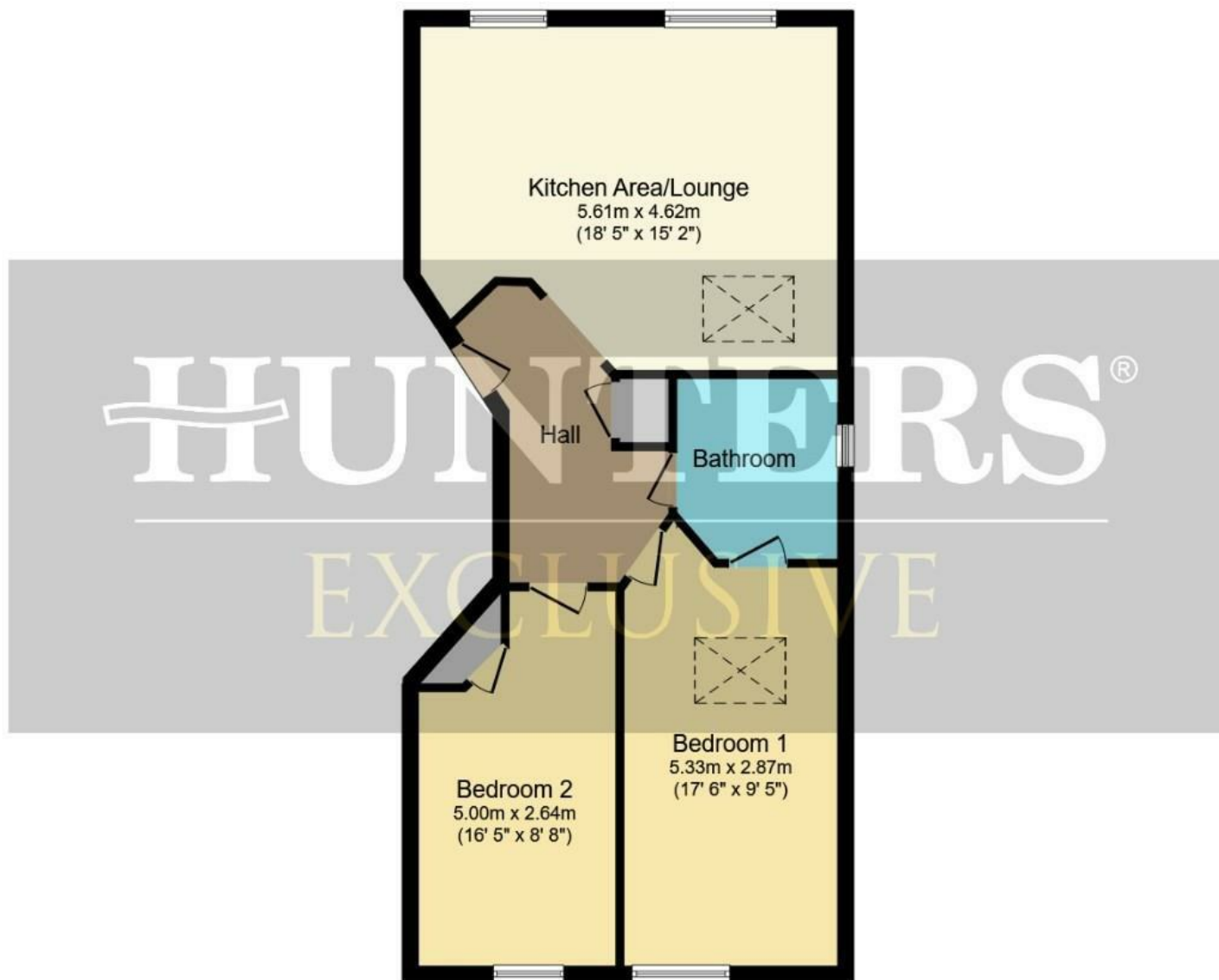




5 The Rise, Christchurch Lane, Lichfield, WS13 8BE

£220,000

This first floor apartment is situated in a gated development on the popular Christchurch Lane, conveniently located for the City Centre of Lichfield. Perfect for First time Buyers and Commuters this property is in close proximity of the City train station, local shops and amenities. The property has the benefit NO UPWARD CHAIN. In brief the accommodation comprises of; Communal entrance, Entrance hallway, Open plan lounge/kitchen, Two good sized double bedrooms, Bathroom and two allocated parking spaces. EPC RATING - B



Total floor area 66.6 sq.m. (717 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 a secure entrance door and having an intercom system and a post box for the apartment

Entrance Hallway

accessed via a wooden front entrance door and having a useful fitted storage cupboard. Ceiling light point, access to the loft space and a radiator

Open Plan Living Room and Kitchen

the living area has a Velux window, two ceiling light points, two radiators and a UPVC double-glazed window to the rear aspect

the kitchen is fitted with a range of wall and base units, roll top work surfaces with tiled splash backs and an inset stainless steel sink with drainer. Electric oven, gas hob with extractor hood, space for a free standing fridge-freezer and space with plumbing for a washing machine. Ceiling light point, cupboard housing the central heating boiler, laminate wood-effect flooring and a UPVC double-glazed window overlooking the rear aspect

Bedroom One

having a useful fitted storage cupboard. Ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bedroom Two

having a Velux window, ceiling light point, radiator and a UPVC double-glazed window overlooking the front aspect. Door into the

Bathroom

having a panelled bath with an overhead mains shower fitment, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator, laminate flooring and a UPVC double-glazed window to the side aspect

Outside

the private and secure development is accessed via gates into the car park and there are two allocated parking spaces for this property

AGENTS NOTE


we have been advised from the sellers that the property is LEASEHOLD and there is 104 years remaining on the lease

The service charge varies year on year, based on the last three years the average has been £2,254

The ground rent is £200 per annum

****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	84	84
(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.









