



Beacon Park Village
Lichfield

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Lovett&Co. Estate Agents are delighted to offer for sale this beautifully presented luxury three bedroom apartment set in the highly sought after Beacon Park Village.

The Village is a retirement home that caters for the over 55's who wish for independent living with provision in place to provide care packages to cater for most health needs, up to, but not including, nursing.

the facilities provided by the Village are outstanding with a range of interests catered for, over and above the usual retirement development facilities where onsite you will find everything you need, from a small convenience store, hair dressers, gymnasium, bar, restaurant and more...

The apartment itself features a large balcony area offering views toward the Cathedral whilst internally there it briefly comprises: large entrance hallway, spacious lounge-diner, stunning modern fitted breakfast kitchen with integrated appliances, three bedrooms, a recently fitted wet-room and separate WC.

We have been advised that for every purchase there is a new 125 year lease placed on the property. The monthly service charge of approx £625 covers the upkeep of all the communal areas as well the costs of services to the property including: gas, electric and water as well as covering some maintenance to the property.

The seller has indicated that there is an option to purchase the property with the furniture included.

RECEPTION HALL:

Entrance door, laminate flooring, ceiling light points, large cloak/store cupboard, doors to the lounge, kitchen, bedrooms, wet-room and WC.

LOUNGE-DINER:

24' 4" x 11' 5" (7.42m x 3.48m)
Carpeted flooring, TV aerial sockets, ceiling light points, radiators, rear dining area and patio door to the large balcony.

BALCONY AREA:

Large balcony area with artificial lawn flooring, stainless steel and glass balustrade, patio doors to the lounge, views to the Lichfield Cathedral.

BREAKFAST KITCHEN:

9' 1" x 14' 11" (2.78m x 4.54m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and induction hob with extractor hood, further integrated appliances including: fridge, freezer, dishwasher, washing machine, pull out larder cupboard and bins storage, space for a breakfast table and chairs.

MASTER BEDROOM:

10' 6" x 14' 11" (3.21m x 4.54m)
Carpeted flooring, radiator, ceiling light point and window to the balcony.

BEDROOM TWO:

7' 10" x 13' 11" (2.40m x 4.25m)
Carpeted flooring, radiator, ceiling light point and window to the balcony.

BEDROOM THREE:

10' 0" x 11' 2" (3.06m x 3.40m)
Carpeted flooring, radiator, ceiling light point and window to the side.

NEW FITTED WET-ROOM:

Wet-room style suite including: shower area, pedestal wash hand basin, low level W/C, non-slip flooring, aqua panelled walls, heated towel rail.





DOWNSTAIRS WC:

Modern white suite comprising: low level WC, cabinet wash hand basin, light point and vinyl flooring.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



