



Armitage House  
Hob's Road, Lichfield



# Armitage House

## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well spacious two bedroom sixth floor apartment being offered with NO CHAIN.

The property would be Ideal for first time buyers, those looking to downsize as well as investors.

The property offers spacious living & sleeping accommodation with a good sized lounge with balcony and stunning views of the surrounding countryside, fitted kitchen, two double bedrooms and bathroom plus upgraded communal areas with lift and stairwells as well as an allocated parking space.

Hobs Road provides ease of access into Lichfield city centre with its diverse range of amenities including restaurants, bars and shops as well as a number of supermarkets. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at Trent Valley station which is just a few minutes walk away.

The property benefits from UPVC double glazing, economy 7 hot water and storage heaters throughout as well as updated electric consumer unit (2022)

### RECEPTION HALL:

Fire door, intercom system, ceiling light point and doors to lounge, two double bedrooms and bathroom.

### LOUNGE:

12'8" x 12'0" (3.86m x 3.66m )

Large window to front with door to the balcony and views of the surrounding countryside,

feature fireplace with electric fire, TV aerial socket, ceiling light point and door to kitchen.

### FITTED KITCHEN:

15'5" x 6'2" (4.70m x 1.88m )

Range of modern wall & base units comprising: cabinets & drawers with work top surfaces, wall tiling, bowl sink with mixer tap and drainer, integrated oven, electric hob, integrated fridge-freezer, freestanding washing machine, tiled flooring, ceiling light point, two useful storage cupboards and window to side with views over the City.

### MODERN BATHROOM:

White suite comprising: bath with shower, cabinet wash hand basin and WC, heated chrome towel rail, ceiling light point, tiled walls and window to side.

### BEDROOM ONE:

18'0" x 9'2/" max (5.49m x 2.79m max )

Window to front, storage heater, carpeted flooring and ceiling light point.

### BEDROOM TWO:

14'2" x 8'0" (4.32m x 2.44m )

Window to front, storage heater, carpeted flooring and ceiling light point.

### EXTERNALLY:

The property comes with allocated parking space.

### TENURE:

We have been advised that the property is leasehold.





**NOTES:**

The vendor informs us that there is approx 86 years remaining on the lease (TBC). Service Charge including Ground Rent is calculated at approximately £1500. (These details should be confirmed and clarified with your solicitor before legal commitment to the property is made).

**VIEWING:**

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

**DISCLAIMER:**

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