



Kensington Oval
Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented second floor two bedroom luxury apartment situated in the highly sought after Kensington Oval.

The communal areas include a grand entrance lobby and stunning central staircase, plus elevator to all floors as well as gated car-park with allocated space and stunning views over the parkland to the front.

The front facing apartment benefits from its close proximity to the elevator and benefits from a recent renovation which includes a full redecoration, a brand new fitted kitchen, new carpets and light fittings as well as luxury fitted Sharps wardrobes to the master bedroom and dressing room. Other features include electric central heating and double glazing throughout.

Accessed from the rear via Boathouse Field the location is within walking distance of the city centre as well as local amenities which include Waitrose and The Saxon Penny Public House.

Lichfield City centre offers a wide range of shops, restaurants and other attractions whilst also being conveniently located for good local schooling and a number of supermarkets.

Commuter routes include A38, A5 & M6 toll road linking the Midlands motorway network with both cross & inter city train services also available.

ENTRANCE HALL:

Intercom security system, new carpeted flooring, ceiling light points, large storage cupboard, radiator, doors to the bathroom, bedrooms and open plan living area.

OPEN PLAN LIVING AREA:

15' 11" max x 22' 10" (4.86m x 6.95m)
Spacious open plan living area which incorporates the lounge and kitchen-diner, with new carpeted flooring, spot lights and light points, central heating radiators, and sash window to the front.

NEW FITTED KITCHEN:

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring induction hob with concealed extractor hood, further integrated dishwasher, fridge, freezer and washer-dryer, Karndean flooring, spot lights and carpeted dining area.

BEDROOM ONE:

10' 6" x 15' 0" max (3.20m x 4.56m)
Bespoke fitted Sharps wardrobes, carpeted flooring, radiator, ceiling light point, sash window to front and door to the dressing room.

DRESSING ROOM:

6' 8" x 7' 4" (2.03m x 2.24m)
Further range of bespoke fitted Sharps wardrobes, ceiling spot lights and door to the en-suite.

EN-SUITE:

Modern fitted suite comprising: walk in shower cubicle, vanity unit with wash hand basin, low level WC and cabinets, fitted mirror, Karndean flooring, spot lights, radiator, extractor fan and fitted shelving.

BEDROOM TWO:

8' 10" x 11' 0" (2.70m x 3.35m)
Built in wardrobe, carpeted flooring, ceiling light point, radiator, sash window to front.





BATHROOM:

Modern fitted white suite comprising: bath, vanity unit with wash hand basin, low level WC and cabinets, radiator, Karndean flooring, spot lights, and fitted wall mirrors.

VIEWING:

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

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