



Henley Court  
25 26 31 32

Henley Court  
Spencer Road, Lichfield

# Henley Court Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and spacious two bedroom first floor apartment.

Situated on a private development which features communal gardens and parking. This apartment also comes with a garage.

Internally the spacious accommodation briefly comprises: entrance hallway, open plan lounge-diner, breakfast kitchen, large bathroom and two double bedrooms. There is also a balcony accessed from the lounge looking over the gardens and road to the front.

Other benefits include: UPVC double glazing and gas central heating provided by a modern gas boiler around 5 years old.

The property has been re-plastered and decorated throughout as well as having all new laminate flooring and some radiators plus an updated kitchen and bathroom.

Made famous by its three-spired cathedral, Lichfield is found within un-spoilt surroundings that are steeped in history and heritage. The city centre retains its Georgian charm while delivering contemporary shopping, restaurants and leisure convenience for its residents. Along with the highly regarded Garrick Theatre, there are many public parks and open gardens including Beacon Park in the city centre, which hosts a range of community events and food & music festivals throughout the year.

## RECEPTION HALL:

Accessed from the communal lobby area it features: Fire entrance door, laminate flooring, ceiling light point, useful large storage cupboard, radiator and doors to the lounge, kitchen, bathroom and bedrooms.

## LOUNGE-DINER :

18' 1" x 11' 6" (5.5m x 3.5m)

Feature fireplace with fitted electric fire, laminate flooring, new vertical radiator, ceiling lights, window to the front and door to the balcony.

## BREAKFAST KITCHEN:

12' 6" x 6' 11" (3.8m x 2.1m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor fan, integrated electric oven and induction hob with extractor hood, space for a fridge-freezer and washing machine, further space for a breakfast bench and stools, window to the rear, laminate flooring and radiator.

## BATHROOM:

13' 1" x 6' 11" (4.00m x 2.10m)

Updated suite comprising: bath with shower over and screen, contemporary stone bowl sink set on wooden table, low level W/C, heated towel rail, wall tiling, laminate flooring, ceiling lights and window to rear.

## BEDROOM ONE:

14' 5" x 9' 2" (4.4m x 2.8m)

Laminate flooring, ample space for wardrobes, radiator, ceiling light point and window to the front.

## BEDROOM TWO:

9' 2" x 13' 1" (2.80m x 4.00m)

Laminate flooring, ample space for wardrobes, radiator, ceiling light point and window to the rear.

## BALCONY:

Accessed from the lounge it features tiled flooring, wooden balustrade and views over the road and gardens to the front.





**TENURE:**

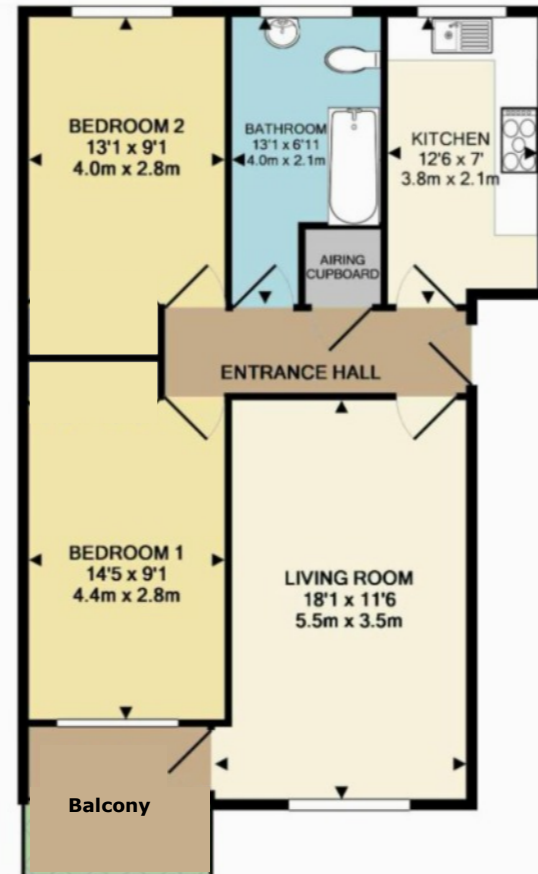
We have been advised that the property is leasehold with approximately 120 years remaining on the lease. For ground rent and service charge please enquire.

**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.



FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

