



Armitage House
Hob's Road, Lichfield

Armitage House

Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this well presented two bedroom second floor apartment.

The property has a spacious living & sleeping accommodation with fitted bathroom and modern kitchen, updated electric consumer unit, allocated parking space and upgraded communal areas with an elevator to all floors. The property would be ideal for first time buyers and investors.

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 apartment comprises; reception hall, lounge, breakfast kitchen, bathroom, two double bedrooms and balcony. Externally the property offers: communal hallways and landing, lift and surrounding gardens plus allocated parking space. The property benefits from UPVC double glazing, economy 7 hot water and wall heaters throughout.

RECEPTION HALL:

Fire door, intercom system, laminate flooring, 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, new carpeted flooring, TV aerial socket, ceiling light point, ceramic wall heater with and door to kitchen.

MODERN 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, space for fridge, freezer, washing machine & dishwasher, tiled flooring, ceiling light point, two useful storage cupboards and window to side.

MODERN BATHROOM:

White suite comprising: bath with shower, wash hand basin and WC, ceiling light point, aqua panel tiled walls and window to side.

BEDROOM ONE:

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

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

BEDROOM TWO:

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

Window to front, wall heater, vinyl flooring and ceiling light point.





EXTERNALLY:

The property comes with allocated parking space.

TENURE:

We have been advised that the property is leasehold.

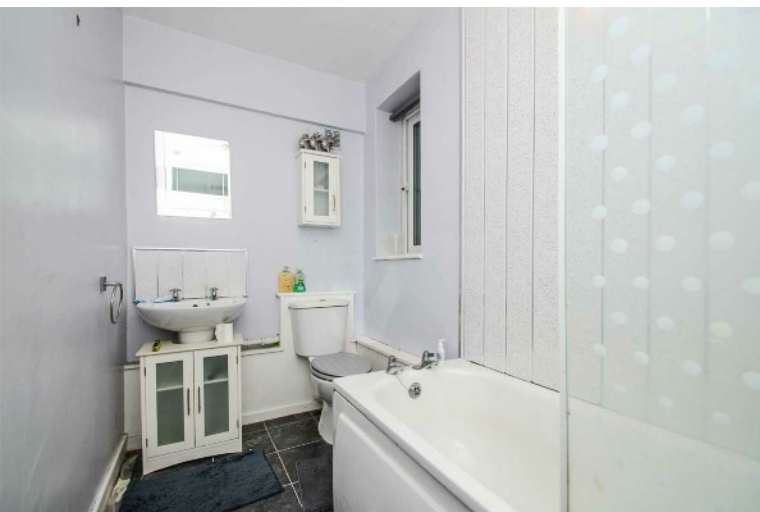
NOTES:

The vendor informs us that Armitage House has a 125 year lease starting from 1985.

Service Charge including Ground Rent is calculated at approximately £1491 per year. (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.



These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

