



Henley Court
Spencer Road, Lichfield

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Lovett&Co. Estate Agents are delighted to offer for sale this well presented and spacious two bedroom ground floor apartment located in a quiet development within walking distance of Lichfield City Centre.

The apartment comes with private verandah and fantastically maintained grounds to the front and rear of the property. Viewing is highly recommended to appreciate the spacious accommodation and idyllic location ideal for those looking to downsize and take a more relaxed approach to life.

Internally the spacious accommodation briefly comprises: entrance hallway, open plan lounge-diner, breakfast kitchen, large shower room and two double bedrooms, both with built in wardrobes. There is also a private garden room accessed from the lounge, which in turn has double sliding doors out to the outdoor verandah looking over the gardens to the front.

Other benefits include: UPVC double glazing and gas central heating provided by a modern gas Worcester Bosch combi boiler.

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, carpeted 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 and Adams surround, carpeted flooring, radiators, coving, ceiling light points, window to the front and door to the garden room.

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 one and a half bowl sink unit with mixer tap, space and plumbing for washing machine, built-in electric double oven with four ring gas hob and concealed extractor hood fitted over, integrated microwave, space for fridge/freezer, matching wall mounted storage cupboards, wall tiling, breakfast bar, ceiling light point and window to rear.

BATHROOM:

Suite comprising: shower cubicle, cabinet wash hand basin, 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)

Carpeted flooring, built in mirrored wardrobe, radiator, coving, ceiling light point and window to the front.

BEDROOM TWO:

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

Carpeted flooring, built in mirrored wardrobe, radiator, coving, ceiling light point and window to the rear.





GARDEN ROOM:

Accessed from the lounge it features carpeted flooring, radiator and patio doors to the verandah.

TENURE:

We have been advised that the property is leasehold with an extended lease and approximately 135 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:

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