



Harrington Walk  
Lichfield



# Harrington Walk

## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this spacious executive first floor apartment set on an exclusive sought after gated development on the fringe of Beacon Park.

The standout features include: an impressive open plan lounge-diner ideal for entertaining, two double bedrooms, modern fitted kitchen, bathroom & en-suite, through reception hallway as well as off road allocated parking for two vehicles plus visitor parking. There are only three apartments in each block which means there are no walls shared with other properties.

The property is located in the cathedral city of Lichfield just a stones throw away from Beacon Park whilst the City centre itself is a 15 minute walk away offering many attractions including a wide range of shops, restaurants & bars whilst also being conveniently located for access to good local schooling, supermarket and doctors surgery. Commuter routes include A38, A5 & M6 toll road linking the midlands motorway network with both cross & inter city train services also available.

The property has one floor comprising; reception hallway, open plan lounge/diner, kitchen, two bedroom and bathroom. Externally the property offers: communal lobby and one allocated parking space. The property benefits from UPVC double glazing and central heating through out.

### RECEPTION HALL:

Wooden front entrance door, laminate flooring, ceiling light point, radiator, useful storage cupboard, doors to kitchen, bathroom, two bedrooms with en-suite to master and lounge/diner.

### OPEN PLAN LOUNGE/DINER:

21' 4" x 13' 2" (6.49m x 4.01m)

Laminate flooring, TV aerial point, phone point, ceiling light points, coving, radiators, space for dining table & chairs, bay window to front and window to side.

### MODERN KITCHEN:

8' 3" x 9' 3" (2.51m x 2.83m)

Range of modern matching wall and base units incorporating cupboards, drawers and work surfaces, inset stainless steel bowl sink and drainer with mono tap, integrated oven with four ring electric hob and extractor hood, half height wall tiling, vinyl flooring, ceiling light point, integrated washing machine & fridge/freezer, window to side.

### MASTER BEDROOM:

13' 1" x 10' 11" (3.98m x 3.32m)

Built in wardrobe, laminate flooring, ceiling light point, radiator, door to en-suite and window to rear.

### EN-SUITE:

White suite comprising: shower cubicle, pedestal wash hand basin, W/C, wall tiling, vinyl flooring, ceiling light point, window to side and radiator.





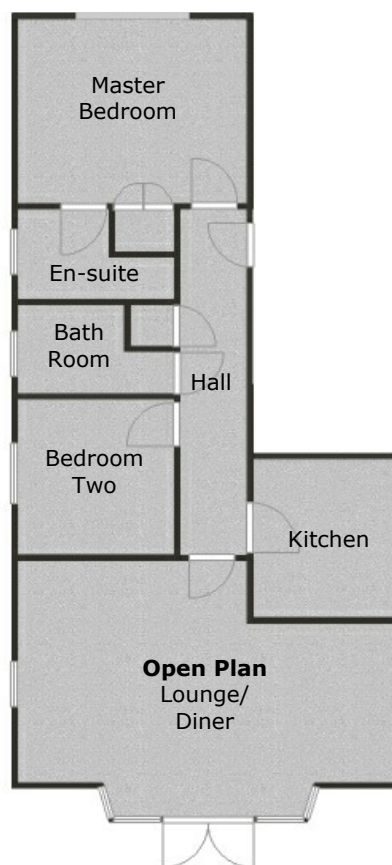
### **BEDROOM TWO:**

9' 3" x 9' 5" (2.81m x 2.86m)

Laminate flooring, ceiling light point, radiator and window to side.

### **BATHROOM:**

White suite comprising: bath with shower over, pedestal wash hand basin, W/C, partial wall tiling, vinyl flooring, ceiling light point and radiator.



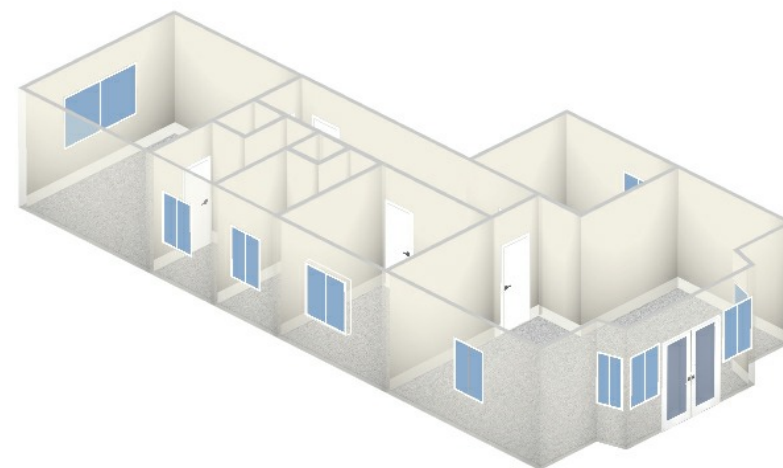
### **EXTERNALLY:**

Communal lobby and one allocated parking space.

### **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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