

£1,200 PCM

Jayman  
www.jayman.co.uk

Lettings & Property Management



10 Sandford Street, Lichfield, WS13 6WN

£1,200 PCM

- Available now
- Two bedrooms
- Open plan kitchen / living room
- First Floor
- City Centre location
- Bathroom
- Lift access
- EPC B



### Main entrance

Secure intercom access to reception area downstairs with stairs and lift to floors.

### Apartment Entrance

Situated on the first floor, front door leading to reception hallway with doors leading to;

### Open plan Kitchen / Living Room

Good sized living area. Kitchen has a range of modern storage cupboards, integral fridge/freezer, electric hob and extractor above, sink and drainer, breakfast bar and spacious lounge area with Juliette style balcony / window to rear.

### Bedroom 1

Double bedroom with window to rear.

### Bedroom 2

Double bedroom with window to rear.

### Bathroom

With double walk in shower, wash hand basin and WC.

### Storage

Useful storage cupboard located in the reception hallway and further large storage cupboard in corridor leading to the Kitchen (housing boiler and washing machine)

### Are you a landlord with property to rent?

Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email [lettings@jayman.co.uk](mailto:lettings@jayman.co.uk) and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		85	85

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			