



**Apartment 4, The Old Picture House,
Tamworth Street, Lichfield, WS13 6FL
£255,000**

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Bedrooms: 2 | Bathrooms: 1 | Receptions: 1
EPC Rating: C
Council Tax Band: B

Please Quote Ref, JK1493

One of the best locations in the centre of the Cathedral City of Lichfield - Welcome to The Old Picture House. This stunning apartment sits within a beautiful building, rich with history, originally the Art Deco Regal Cinema dating back to the 1930s. After a variety of transformations, this iconic cultural landmark began conversion in 2018 to the apartments we know today.

Located on Tamworth Street in central Lichfield, this luxury apartment is within close reach of an almost limitless supply of sought after amenities, including various bakeries, pubs, pharmacies, post office, florists, fitness studios, computer shops, clothing stores, art galleries, vintage/second-hand stores and more. Many of which, people all over the West Midlands and beyond travel to see.

This location also benefits from being within walking distance of transport links, including bus services and Lichfield City Station, which connects to Lichfield Trent Valley, London, Birmingham, and Tamworth.

Internally you are greeted with extremely well-maintained communal hallways and stairs, also featuring lift access. All entrances to the building are highly secure, including the gated parking area underneath the building, where Apartment 4 has an allocated parking space, and also features the buildings main bin store area.

Apartment 4 is situated on the first floor of this development, conveniently near the rear staircase and lift at the back of the building. The apartment itself features a surprisingly spacious 'L shaped' entrance hallway, allowing ample furniture space plus two store cupboards.

The main hub of the apartment is the open plan kitchen/diner/living area, of which the current owners have organised and created a variety of different layouts over the years. This space is ideal for a social setting, with ample dining and leisure space, featuring a balcony through sliding doors with pleasant views. One of the main reasons the current owners purchased this property was because of the natural light flowing into the apartment, especially in the main kitchen/diner area.

Service Charge: Approx. £1,500.00 PA
Ground Rent: Approx. £235.00 PA
Lease Length: Approx. 243 Years Remaining

There are two double bedrooms in this apartment, both a fantastic size with versatile usage. The current owners again have had various different uses for these rooms too, including turning the second bedroom into a dressing room/study, and even the main bedroom into a separate reception room off the kitchen. The possibilities are endless! Off the hallway is a modern fitted shower room, immaculately kept, with an attractive walk-in shower, wash hand basin, and W.C.

Agent's Note:

We have not tested any electrical, central heating, or sanitaryware appliances. Prospective purchasers are advised to carry out their own investigations regarding the functionality of these items. Floor plans are provided for identification purposes only and are not guaranteed to scale. All room measurements in these sales particulars are approximate. Any subjective comments included reflect the opinion of the selling agent at the time of preparing these details and may not necessarily align with the opinions of a purchaser. These sales particulars are produced in good faith as a general guide and do not form any part of a contract or offer. Purchasers are advised to confirm with the agent which fixtures and fittings are included in the sale at the point of making an offer. All images contained within these particulars must not be reproduced without prior written consent.

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First Floor



Total area: approx. 59.0 sq. metres (635.6 sq. feet)
Apartment 4, The Old Picture House, Lichfield







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