

# Strawberry Lane

Lichfield, WS14 9GR



A superbly presented apartment offering a sleek modern interior and is situated only a stone's throw from Lichfield railway station and city centre.

Offers over £210,000

John German 

This spacious two-bedroom top-floor apartment is situated within Florence House, a modern development of apartments situated in a desirable location just a stone's throw from Lichfield city station, offering cross country and intercity services, and only a short walk from the city centre itself with an extensive range of pubs, bars, restaurants, boutique independent shops, together with the picturesque Beacon Park. This apartment will appeal to a range of buyers, from first time buyers looking to get on the ladder, downsizers looking for a secure lock-up and leave with the added bonus of a carport and additional secure lockable storage room, and also investors looking to grow their portfolio. We would estimate a potential rental figure of approximately £1,000 per calendar month giving a yield of approximately 5.7%.

Internally, the apartment comprises of a door opening from the communal hallway to a spacious, private entrance hall which is fitted with wooden effect laminate flooring, two useful built-in storage cupboards and doors off to the accommodation.

The impressive living room is a beautifully presented room with carpeted flooring, electric fireplace, and UPVC double glazed doors opening out to the balcony. The balcony has a timber decked seating area with wrought iron balustrades, making it an ideal space to enjoy a morning coffee or evening drink.

The kitchen is fitted with a generous range of modern two-tone wall and base units with fitted worksurfaces over, an inset stainless-steel sink with drainer and mixer tap over, electric oven with gas hob and extractor above, along with various integrated kitchen appliances.

Bedroom two is a double bedroom with carpeted flooring, ceiling light point and a large UPVC double glazed window to the front aspect. The master bedroom has a UPVC double glazed window to the side aspect, fitted wardrobes, carpeted flooring and its own en-suite shower room.

Completing the apartment is the family bathroom which is fitted with a contemporary white suite to include an integrated low level flush WC, wash hand basin, chrome style heated towel rail, and a panelled bath with mains shower over.

The property benefits from having a carport parking space with separate lockable storage room.

**Tenure:** Leasehold. Lease commenced 17 May 2007 with a term of 125 years. Ground rent £300 per annum. Service charge £2,200. Payable to Centrick. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

**Please note:** It is quite common for some properties to have a Ring doorbell and internal recording devices.

**Property construction:** TBC

**Parking:** Carport

**Electricity supply:** Mains

**Water supply:** Mains

**Sewerage:** Mains

**Heating:** Gas

(Purchasers are advised to satisfy themselves as to their suitability).

**Broadband type:** Fibre - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

**Mobile signal/coverage:** See Ofcom link <https://checker.ofcom.org.uk/>

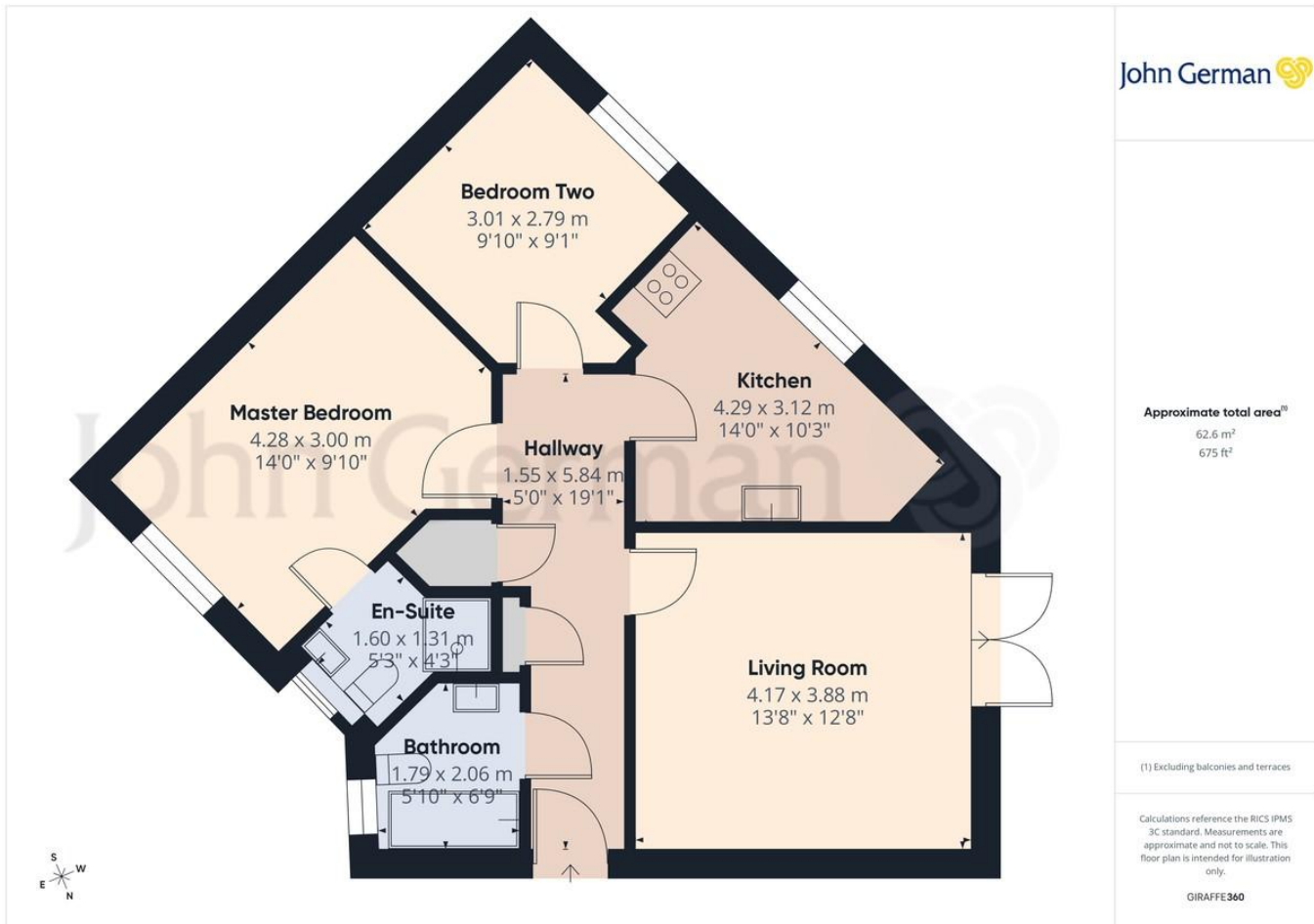
**Local Authority/Tax Band:** Lichfield District Council / Tax Band B

**Useful Websites:** [www.gov.uk/government/organisations/environment-agency](http://www.gov.uk/government/organisations/environment-agency)

**Our Ref:** JGA/24042026

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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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#### Agents' Notes

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#### Referral Fees

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