



Connells

Apartment Lower Sandford Street
Lichfield



Property Description

An exceptional opportunity to acquire this rarely available two-bedroom ground floor apartment within the prestigious Beacon Park Village development, one of Lichfield's most desirable residential locations. Enjoying the convenience and practicality of single-storey living, this elegant home offers generously proportioned accommodation, ideal for those seeking to downsize without compromise, as well as professionals and discerning buyers alike. The property benefits from a long remaining lease, providing valuable long-term security and peace of mind. Perfectly positioned adjacent to the picturesque parkland of Beacon Park and within walking distance of Lichfield's vibrant city centre, with its excellent selection of shops, restaurants, and transport links, this superb apartment combines an enviable lifestyle with outstanding convenience. Early viewing is highly recommended to appreciate the quality, location, and rarity of this wonderful home.



Entrance Hallway

Lounge Diner

15' 2" x 11' 3" (4.62m x 3.43m)

Kitchen

11' 3" x 8' 11" (3.43m x 2.72m)

Master Bedroom

14' x 8' 11" (4.27m x 2.72m)

Bedroom Two

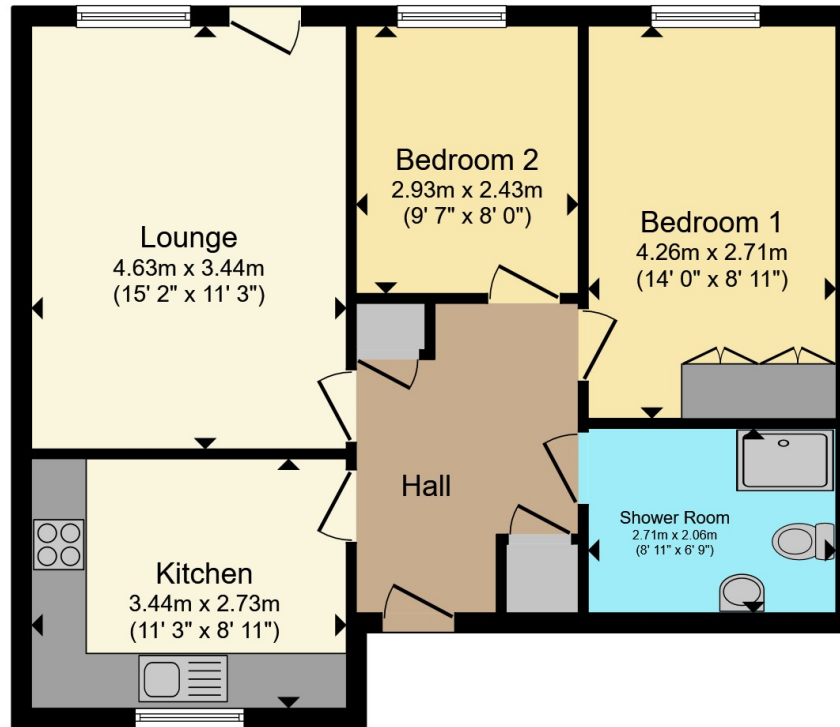
9' 7" x 8' (2.92m x 2.44m)

Shower Room









Total floor area 59.9 m² (645 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



To view this property please contact Connells on

T 01543 262 376
E lichfield@connells.co.uk

11-13 Bore Street
 LICHFIELD WS13 6LZ

EPC Rating: B Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 8575.32

Tenure: Leasehold

view this property online connells.co.uk/Property/LFD312256

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: LFD312256 - 0003