



ANDREW
DOWNING
BOOTHTM
ESTATE AGENTS

Kensington Oval, Boathouse Field, Lichfield, WS13 6NR

£250,000

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A fabulous opportunity for a beautifully presented two double bedroom apartment, sitting to the top floor of the luxurious Kensington Oval of Boathouse Field.

Positioned within the exclusive and impeccably maintained Kensington Oval development on Boatfield Lane, this elegant apartment enjoys a prime setting in the heart of Lichfield. Just moments from the city centre, residents benefit from a refined selection of boutique shops, cafés and restaurants, along with excellent transport links including direct rail connections. The apartment offers beautifully presented, well-proportioned accommodation within a prestigious setting, ideal for those seeking a low-maintenance lifestyle without compromising on quality or location. An exceptional opportunity in one of Lichfield's most desirable developments.

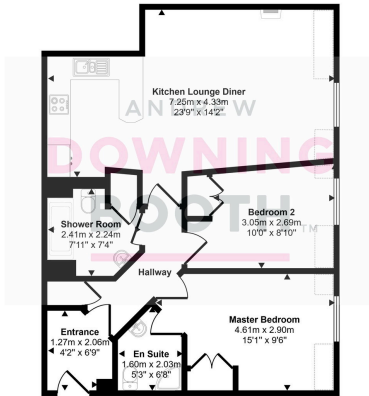
The accommodation enjoys high ceilings and is spacious throughout, consisting of a welcoming private entrance hall, impressive open plan kitchen/living/diner, two good size double bedrooms (Master with recently renovated en-suite shower room) and an attractive main bathroom, whilst there are 2 allocated parking spaces plus visitor parking.

Properties within this development typically command positive early interest and it's no wonder as to why; we must advise booking in a viewing at your earliest convenience.

The property is leasehold, with the lease commencing in 2006 with a term of 125 years. The ground rent is £313.13 per annum whilst the service charge is £215 per month for the year of 2023.



Approx Gross Internal Area
68 sq m / 736 sq ft



Floorplan

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Items of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Bedroom Top Floor Apartment
- Excellent Access To The Centre Of Lichfield & Lichfield City Train Station
- Large Contemporary Bathroom & Newly Renovated En-Suite
- Impressive Open Plan Kitchen / Living / Diner
- EPC Rating: C
- Prestigious & Luxurious Apartment Block
- 2 Allocated Parking Spaces Plus Ample Visitor Parking
- Beautifully Presented Throughout
- Long Lease
- Council Tax Band: C

