

HUNTERS®
HERE TO GET *you* THERE

12 Harrington Walk, Lichfield, WS13 7UY
£230,000

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a first floor apartment, on this select gated estate, with one allocated parking space. Offering wonderfully bright and spacious accommodation in this modern building with views toward Beacon Park. Conveniently located for Lichfield's vibrant City Centre where you can find the Cathedral and plenty of shops and restaurants. There is also an attractive green outlook being only moments away Beacon Park. The accommodation offers a communal entrance on the ground floor with telecom entry, with the apartment itself then boasting: Entrance hallway with storage airing cupboard, Living/Dining Room, Kitchen, Master Bedroom with En-suite, a further Bedroom and a Bathroom. Externally there is an allocated parking space as well as visitor parking in a private car park. There is gated access to Beacon Park and gated pedestrian access to Morrisons Supermarket is found at the end of the cul-de-sac.
EPC RATING - C

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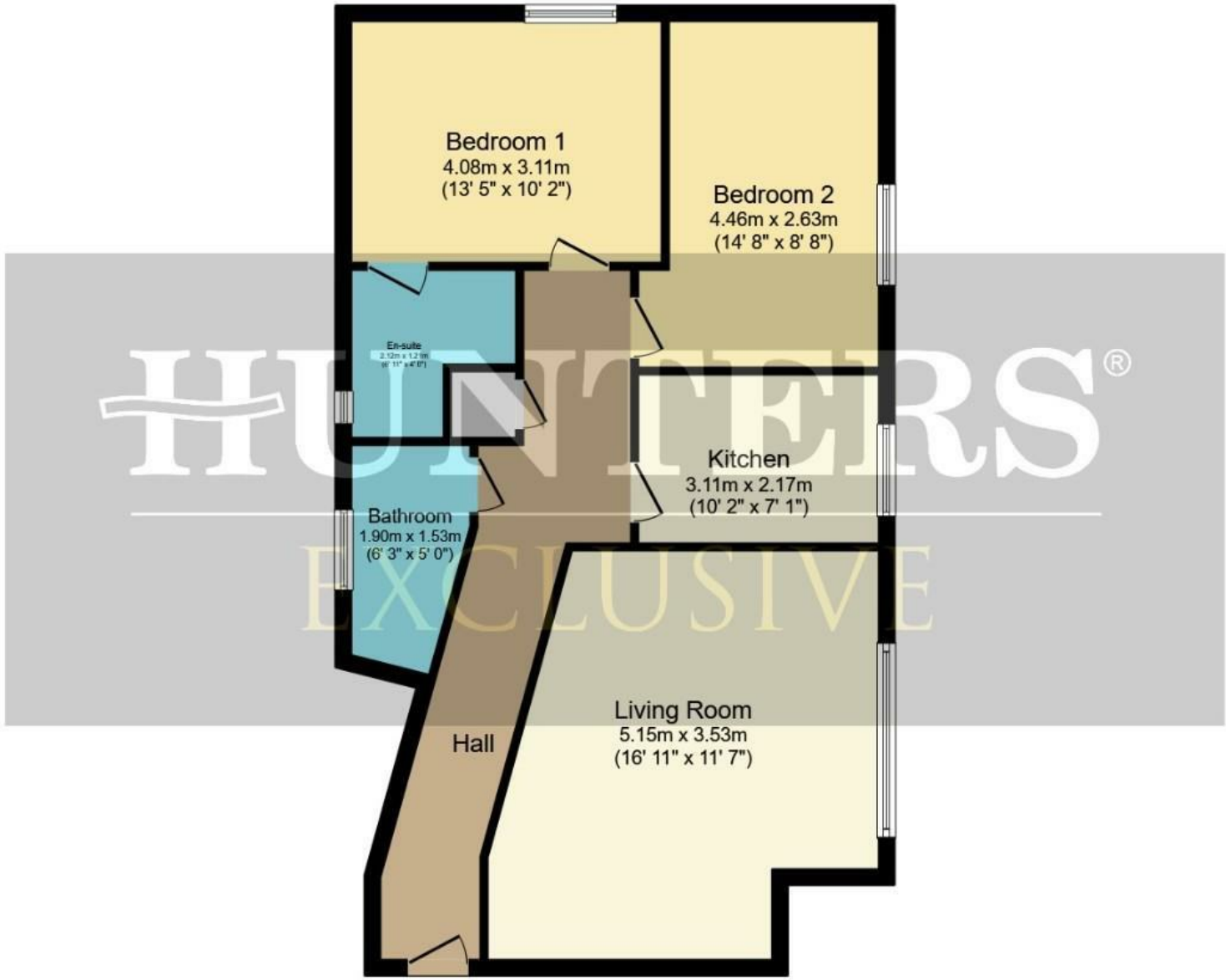

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EXCLUSIVE

Total floor area 78.3 m² (843 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.focalagent.com

Communal Entrance
having a secure entrance door and Intercom system

Reception Hallway
accessed via the front door in the communal hallway and having a useful fitted storage cupboard. Two ceiling light points, radiator and the intercom system

Living/Dining Room
having two ceiling light points, two radiators and a UPVC double-glazed window overlooking the front aspect

Kitchen
fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink and drainer. Electric oven, gas hob with an extractor hood and an integrated washing machine. Inset ceiling spotlights, space for a free-standing fridge-freezer, wall mounted central heating boiler, part tiling to walls, radiator, laminate wood-effect flooring and a UPVC double-glazed window to the front aspect

Bedroom One
benefitting from two fitted double wardrobes providing ample hanging and storage space. Ceiling light point, radiator and a UPVC double-glazed window to the rear aspect

En-suite
fitted with a fully tiled shower enclosure with a mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, laminate wood-effect flooring and a UPVC double-glazed window to the side aspect

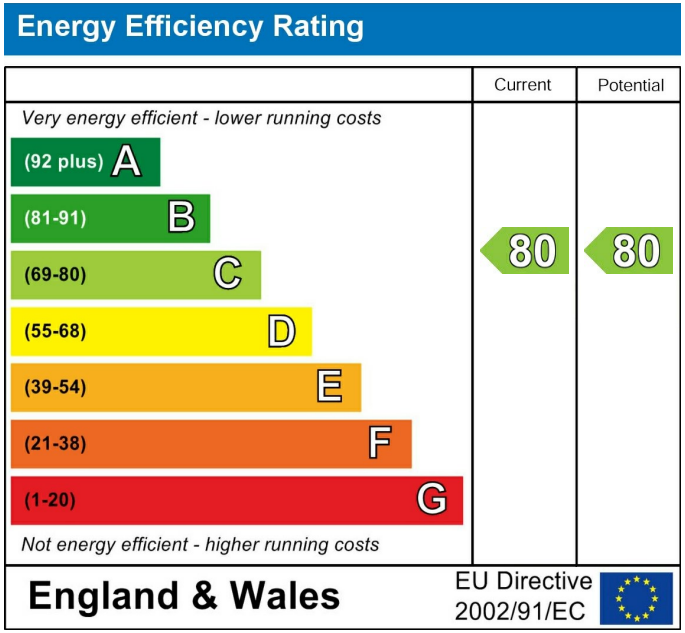
Bedroom Two
having a ceiling light point, radiator and a UPVC double-glazed window to the front aspect

Bathroom
comprising of a panelled bath with a mixer/shower tap fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, part tiling to walls, radiator, tiled floor and a UPVC double-glazed window to the side aspect

Outside
the property benefits from one allocated parking space plus visitor parking and is accessed via secure electric gates. There is also a bin store

AGENTS NOTE
the property is LEASEHOLD and has 98 years remaining on the lease.
There is a service charge of £149.55 per month which covers the maintenance of communal areas including; communal lighting, intercom system and electric gates
There is a ground rent charge of £368.35 per annum

Should you proceed with an offer on this property we have a legal obligation to perform Anti Money Laundering checks on behalf of HMRC. We use our compliance partner, Coadjute, to perform these checks, for which they charge a fee



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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LAUNDRY



