



18 Andrews House, Sandford Street, Lichfield, WS13 6QY

£107,500

- A one bedroom second floor flat
- Communal hallway & lounge
- Entrance hallway
- Kitchen
- Double bedroom
- Cash offers invited due to 61 years left on the lease
- Lift
- Spacious lounge/diner
- Shower room
- Communal parking with visitor parking

18 Andrews House, Lichfield WS13 6QY

Offered chain free with cash offers invited due to the length of lease a one bedroom second floor apartment. Communal hall & lounge, daily activities, laundry room, in house hairdresser, lift, entrance hall, spacious lounge/diner, double bedroom, shower room, kitchen, close to the City centre.



Council Tax Band: C



Offered with no onward chain Chariot Estates are pleased to bring to the market this well appointed one double bedroom second floor flat. Briefly comprising of a communal hallway and lounge, communal laundry room, in house hair dresser, lift access, main entrance hallway with storage, spacious lounge/diner, kitchen, shower room and a double bedroom.

Having daily activities and views over Beacon Park the property is within easy reach to the facilities at Lichfield City Centre with useful train links into London and Birmingham

Set from the road there is a communal parking area for residents and visitors at a first come first serve basis with entrance via a communal hallway and lifts up to the second floor which has a rubbish shoot and entry into the flat:

ENTRANCE HALLWAY:

Having a E& radiator, airing cupboard, laminate flooring and doors into the bedroom, shower room and lounge/diner.

LOUNGE/DINER:

17'4" x 9'11"

Having laminate flooring, E7 radiator, double glazed window to the rear and a door to:

KITCHEN:

9'11" x 7'4"

Having a range of wall mounted and base units, stainless steel sink and drainer, space for appliances, pantry and a double glazed window to the rear.

BEDROOM:

14'2" x 8'11"

Having laminate flooring and a double glazed window to the rear.

SHOWER ROOM:

7'6" x 5'6"

Having a shower cubicle, low level flush W.C, wash hand basin and tiled walls.

There is also communal outside shelter which includes a mobile scooter area

Due to legislation we require to carry out anti money laundering checks as a cost of £48 inc VAT per buyer/giftor. This fee is non-refundable.

We endeavour to make our details as accurate as

possible and hold no liability for any mis-guidance which may occur.

LEASEHOLD DETAILS:

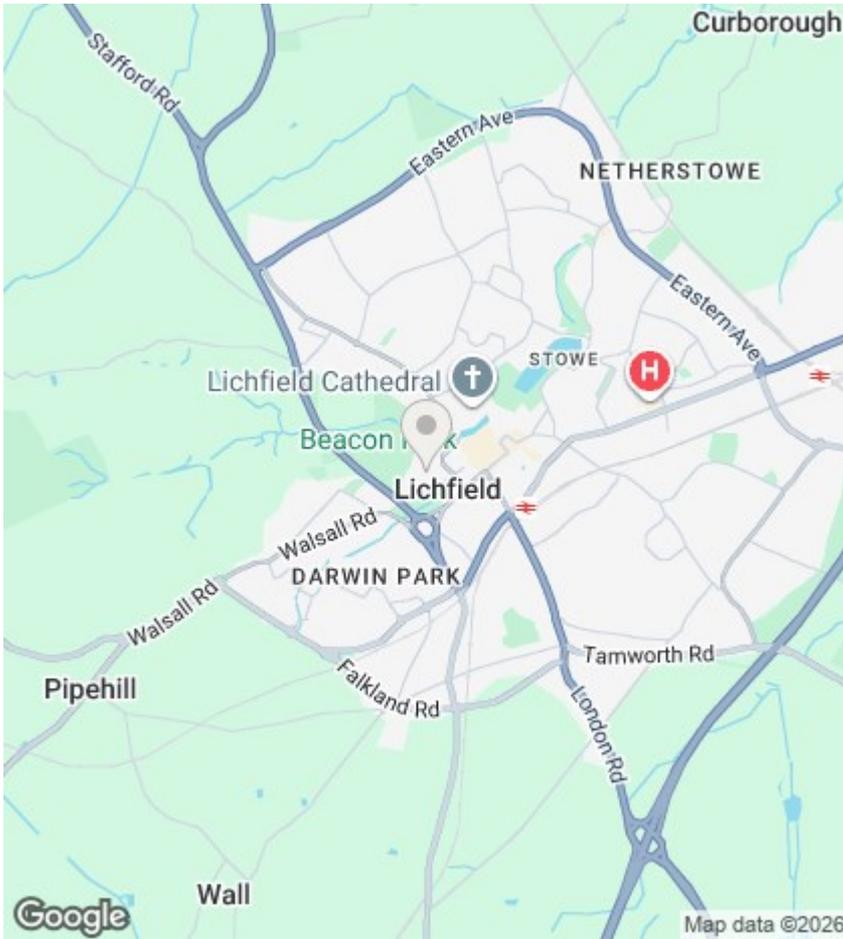
Approximate 61 years remaining charges of approx £353.58 a year service charge

VIEWING:

Strictly via Chariot Estates on 01543 68 68 77

E-MAIL: burntwood@chariotestates.co.uk

WEBSITE: www.chariotestates.co.uk



Directions

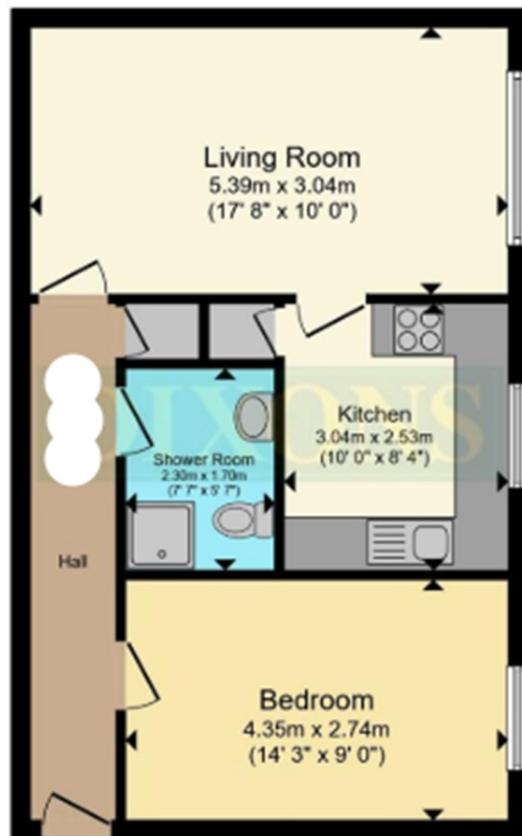
Viewings

Viewings by arrangement only. Call 01543 686877 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	86
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total floor area 48.6 m² (523 sq.ft.) approx