



Kensington Oval, Boathouse Field,  
Lichfield, WS13 6NR

**£250,000**

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Welcome to the prestigious Kensington Oval apartments located in a highly desirable area of Lichfield within walking distance of facilities in the centre.

This luxurious second floor modern apartment, located on the West wing of the development close to lift access and within easy reach of the allocated parking space, offers spacious accommodation comprising of an elegant, open-plan living/dining/kitchen area featuring a comprehensive fitted kitchen with granite worktops and integrated appliances.

The main bedroom features a dressing area, en-suite shower room and good-sized bedroom area with a useful storage cupboard.

The second double bedroom is an ideal guest room or home office and also benefits from built-in wardrobes. The main bathroom has a shower over the bath, vanity sink unit and WC.

This immaculately presented apartment features high ceilings, sash style windows and beautiful communal areas and gardens.

A secure gated intercom entrance system creates privacy and security.

The apartment has one allocated parking space and ample visitor parking.

The property is offered with the added advantage of having NO ONWARD CHAIN, call Paul Carr Lichfield to arrange a viewing.





# Property Specification

Luxurious First Floor Apartment in the Prestigious Kensington Oval  
Close to Lichfield Train Station  
Easy Reach of Lichfield City Centre  
Beautiful Communal Gardens  
Secure Gated Parking - One Allocated Space

## Entrance Hall

## Lounge/Diner

5.08m (16'8") max x 5.04m (16'6")

## Kitchen Area

3.86m (12'8") x 2.30m (7'7") max

## Bedroom 1

4.55m (14'11") x 3.10m (10'2")

## Dressing Area

2.30m (7'7") x 1.77m (5'10")

## En-suite

## Bedroom 2

3.43m (11'3") x 3.00m (9'10")

## Main Bathroom

Allocated Parking Space



### Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market: 9<sup>th</sup> May 2026

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

### Viewer's Note:

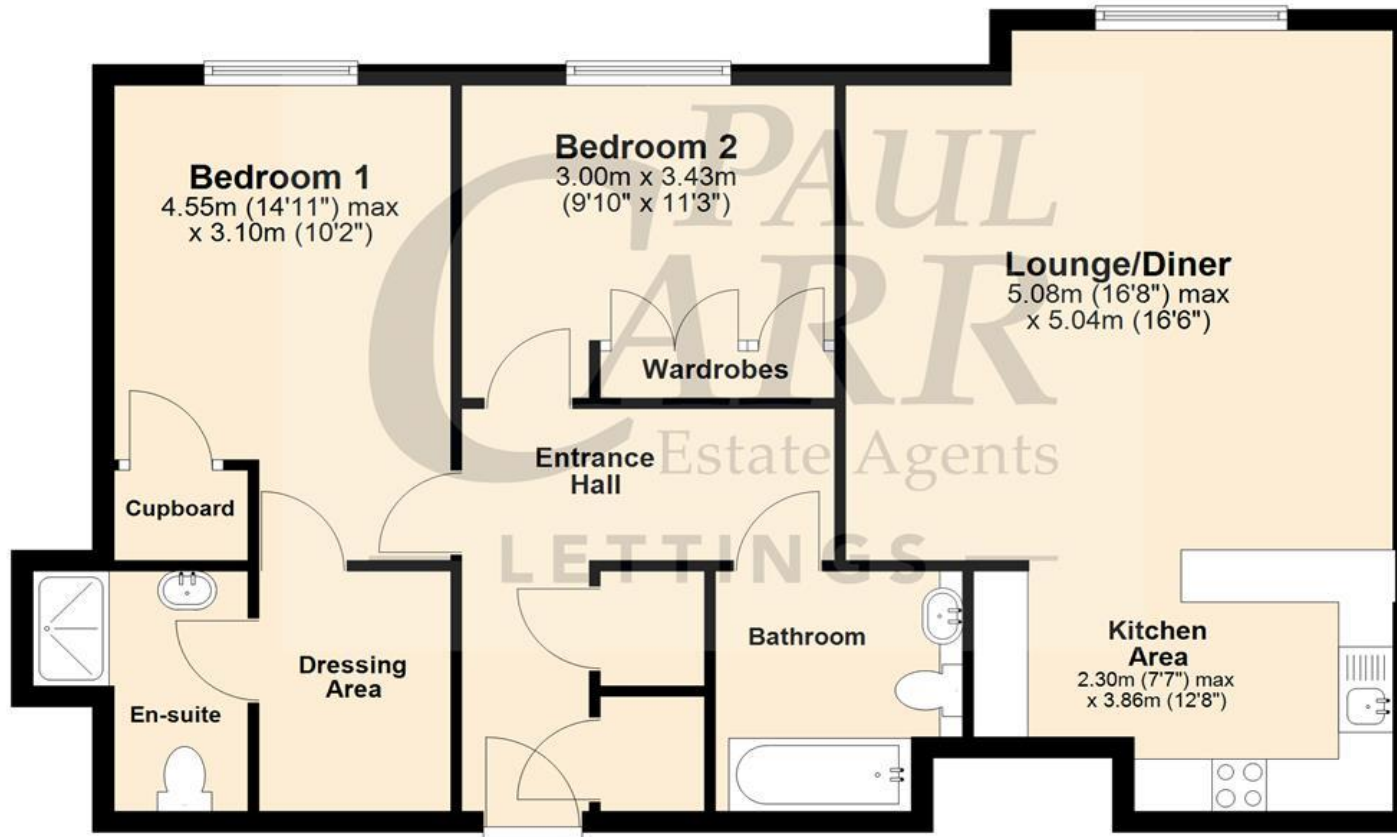
Services connected: Electric, Drainage, Water  
Council tax band: C  
Tenure: Leasehold - 106 years remaining  
Ground Rent: £467.17 per annum  
Service Charge: £215.70 per month

# Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

## Ground Floor

Approx. 84.0 sq. metres (904.5 sq. feet)



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## Map Location

