



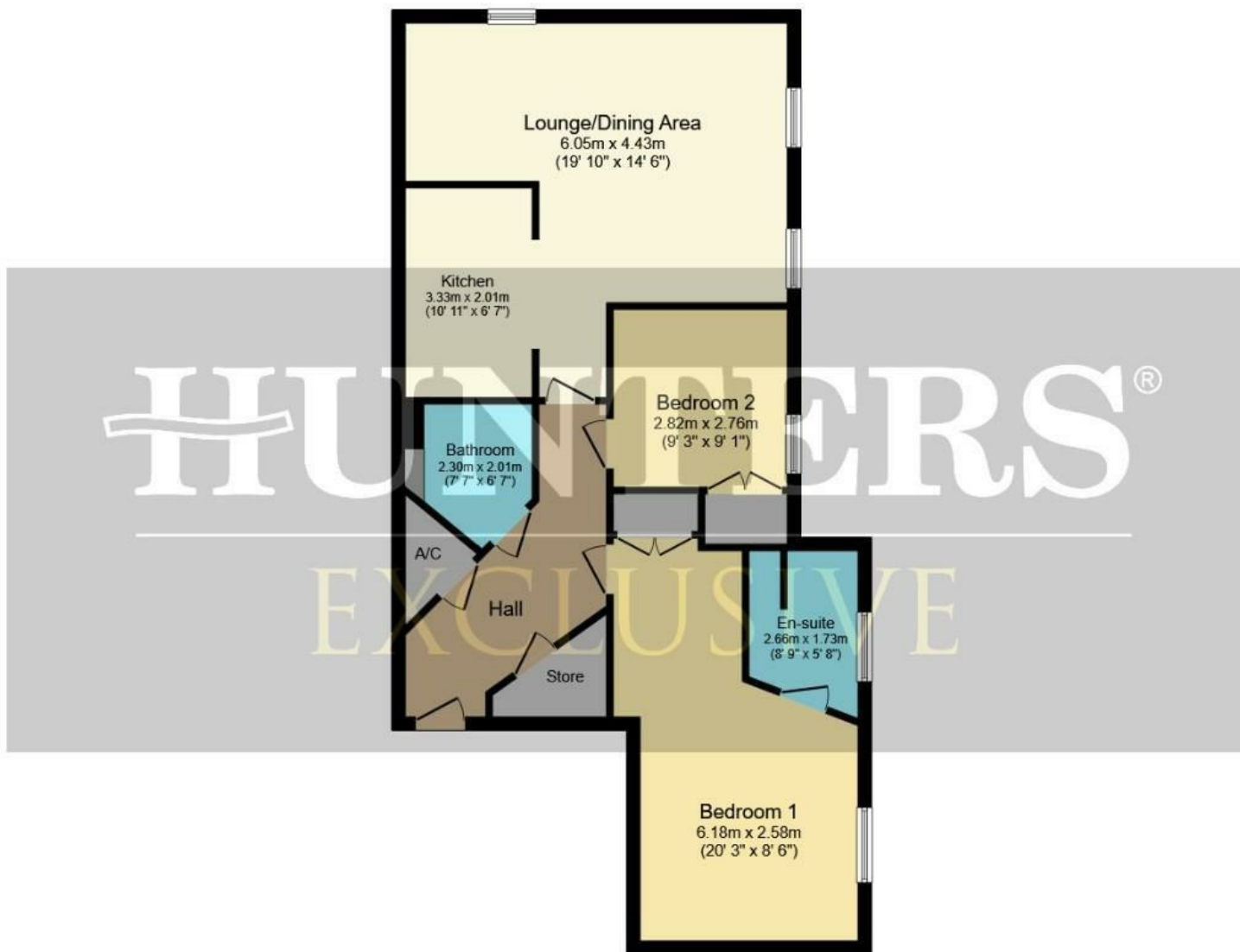
**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

14 Eaton House Deykin Road, Lichfield, Staffordshire, WS13 6PS  
£215,000

# 14 Eaton House Deykin Road, Lichfield, Staffordshire, WS13 6PS

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located on the ever popular Darwin Park development is this spacious two bedroomed apartment with good access to local amenities and transport links. Positioned on the third floor and benefitting from UPVC double-glazing and electric heating. The accommodation briefly comprises; Communal Entrance, Hallway, Lounge/Diner and a Kitchen. Master Bedroom with en-suite, second Bedroom and a Bathroom. Allocated car port parking. NO UPWARD CHAIN. EPC RATING - D



## Floor Plan

Total floor area 81.6 sq.m. (879 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).

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**Communal Entrance**

accessed via a secure front entrance door with post boxes for all apartments and stairs to the third floor where the apartment is positioned

**Hallway**

having two ceiling light points, wall mounted intercom system, electric wall heater, airing cupboard housing the hot water cylinder and wood-effect flooring

**Lounge/Diner**

having two ceiling light points, three electric wall heaters, two UPVC double-glazed windows to the front aspect and a UPVC double-glazed window to the side aspect. Open access into the

**Kitchen**

fitted with a range of wall and base units, roll top work surfaces and an inset stainless steel sink with drainer. Electric oven, hob and extractor hood, space for a fridge-freezer and space with plumbing for a washing machine. Ceiling light point, part tiling to walls and wood effect flooring

**Bedroom One**

benefitting from a range of fitted wardrobes providing ample hanging and storage space. Three ceiling light points, electric wall heater and a UPVC double-glazed window to the front aspect. Door into the

**En-suite**

having a fully tiled walk-in shower enclosure with an over head electric fitment, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, towel radiator, vinyl flooring and a UPVC double-glazed window to the front aspect

**Bedroom Two**

having a useful built-in wardrobe. Ceiling light point, electric wall heater and a UPVC double-glazed window to the front aspect

**Bathroom**

having a panelled bath, pedestal hand wash basin with a tiled splash back and a close-coupled WC. Ceiling light point, extractor fan, tiling to walls, towel radiator and vinyl flooring

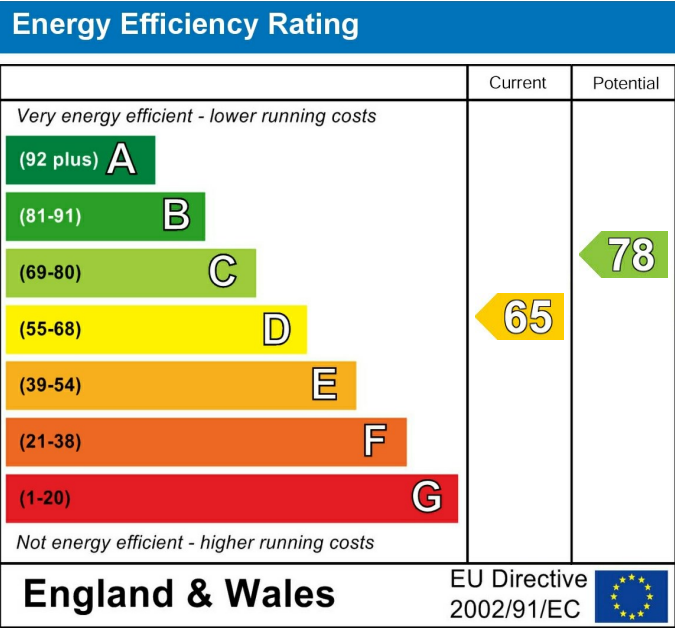
**Outside**

This apartment comes with 1 allocated parking space, to the rear of the property.

**AGENTS NOTE**

the property is LEASEHOLD and has approximately 104 years remaining on the lease  
There is an annual ground rent charge of £125.00  
There is an annual service charge of £1,030 - this covers maintenance of communal areas, communal lighting and the buildings insurance

**\*\*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.

