

45 Homelodge House

Castle Dyke, Lichfield, WS13 6XD

John German



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£85,000

A city centre ground floor retirement apartment offered to the market with no onward chain in a city centre location.

Offered to the market with no onward chain and situated in the heart of Lichfield's city centre is this well-appointed retirement apartment boasting facilities such as an on-site manager, residents lounge and laundry along with lift access to all floors. A secure entrance system provides access to the welcoming and well decorated communal hall and this ground floor flat is located conveniently close to the communal lounge and laundry and has a lovely aspect overlooking Wade Street.

The apartment entrance door leads into an entrance hall which has an airing cupboard/storage cupboard leading off, brand new carpeted flooring and doors off into the shower room, lounge/diner and bedroom. A well-proportioned and well-presented lounge/dining room enjoys a window view and door access to Wade Street and has a traditionally styled fireplace with electric fire included and emergency pull cord. Access leads to the kitchen which has a range of base and wall units, roll top work surfaces, stainless steel sink, built in cooker and hob, spaces for a fridge and freezer.

Leading off the hall is the double bedroom with built-in mirror fronted wardrobe and a long window overlooking Wade Street. The shower room has modern aqua boarded walls and a walk-in showering area, low level WC and wash hand basin/vanity unit.

Communal facilities

- 1) Development manager (warden) control.
- 2) Resident's lounge/function room.
- 3) Guest flat.
- 4) Laundry.
- 5) Courtyard communal garden.

Tenure: Leasehold. Length of lease 125 years from 1984. Ground rent £260 per half year. Service charge: £1,500 per half year. (purchasers are advised to satisfy themselves as to the tenure via their legal representative).

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: None

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Electric

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: Fibre

See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

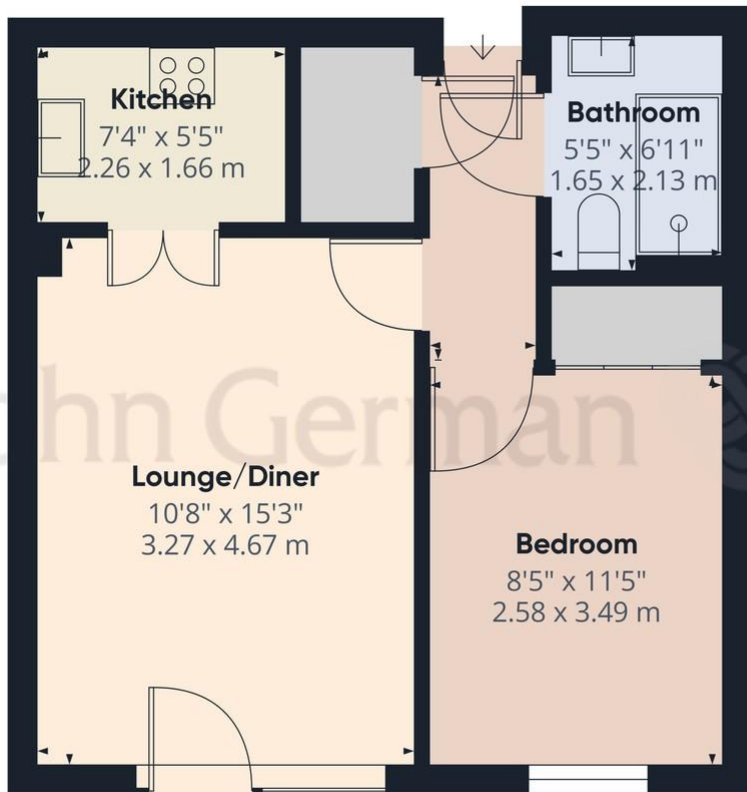
Local Authority/Tax Band: Lichfield District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/020426







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Approximate total area⁽¹⁾
404 ft²
37.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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