

**HUNTERS**  
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**City Point Lofts**

HAIR BY **BYRON** CLUB  
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The Legend Room  
OPEN

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

Apartment 3, City Point Swan Road, Lichfield, WS13 6QZ

## Apartment 3, City Point Swan Road, Lichfield, WS13 6QZ

£270,000

located in a highly desirable position right in the city centre with access to all local amenities, road links and Lichfield city rail station. Offered for sale with no upward chain and benefitting from gas central heating and UPVC double-glazing. Accommodation comprises; Communal Entrance, Hallway, Inner Hall, Lounge/Diner, Kitchen, Two Bedrooms and a Bathroom. Balcony and Parking Space. EPC rating - B

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Total floor area 73.2 sq.m. (788 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 propertybox.io



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

### Communal Entrance

accessed via a secure entrance door and having post boxes and stairs leading to the second floor

### Entrance Hall

accessed via a wooden front entrance door and having three ceiling light points, radiator, laminate flooring and a door to the

### Inner Hallway

having a useful fitted storage cupboard and a wall mounted intercom system. Two ceiling light points and laminate flooring

### Lounge/Diner

having two ceiling light points, two radiators, laminate flooring, UPVC double-glazed windows to the rear and side aspects and a UPVC double-glazed door onto the balcony

### Kitchen

accessed from the inner hallway and having a range of wall and base units, roll top work surfaces, co-ordinating upstands and an inset stainless steel sink with counter top drainer. Integrated electric oven, gas hob with stainless steel splash back, extractor hood, fridge-freezer and washing machine. Inset ceiling spotlights, cupboard housing the central heating boiler, radiator, tiled floor and two UPVC double-glazed windows to the side aspect

### Bedroom One

having a ceiling light point, radiator, laminate flooring, UPVC double-glazed window and a UPVC double-glazed door onto the balcony

### Bedroom Two

having a ceiling light point, radiator, laminate flooring and a UPVC double-glazed window to the side aspect

### Bathroom

having a panelled bath with a tiled surround, fully tiled

walk-in shower enclosure, pedestal hand wash basin and a close-coupled WC. Ceiling light point, extractor fan, part tiling to walls, radiator, tiled floor and a UPVC double-glazed window to the side aspect

### Outside

the property benefits from a balcony with views of the city centre.

There is also a communal parking area where the property benefits from one allocated space

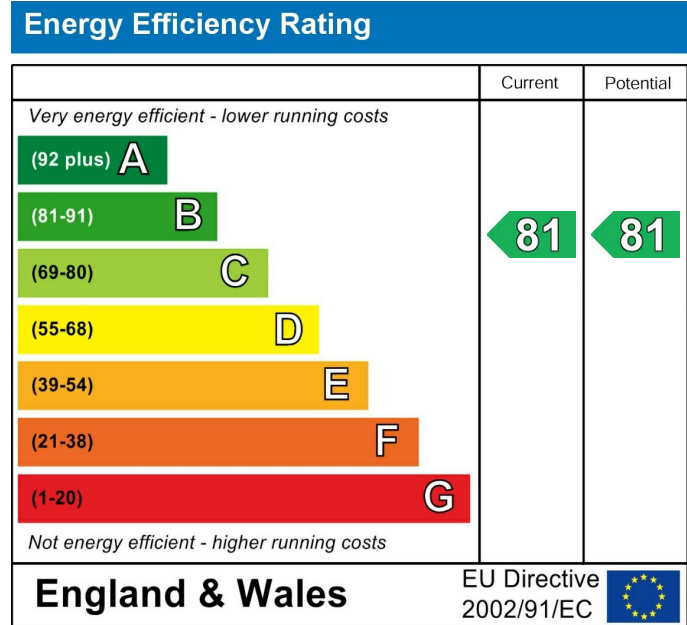
### AGENTS NOTE

The property is LEASEHOLD with approximately 114 years remaining on the lease.

There is an annual ground rent of £250.00

There is an annual service charge of £3,227.54 which is payable bi-annually. This covers maintenance of the communal areas 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.











 City Point Lofts

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