

Strawberry Lane

Lichfield, WS14 9GR



A superbly presented apartment offering a sleek modern interior and is situated only a stone's throw from Lichfield railway station and city centre.

No Upward Chain

£185,000



John German

This spacious two-bedroom top-floor apartment is situated within Florence House, a modern development of apartments situated in a desirable location just a stone's throw from Lichfield city station, offering cross country and intercity services, and only a short walk from the city centre itself with an extensive range of pubs, bars, restaurants, boutique independent shops, together with the picturesque Beacon Park. This apartment will appeal to a range of buyers, from first time buyers looking to get on the ladder, downsizers looking for a secure lock-up and leave with the added bonus of a carport and additional secure lockable storage room, and also investors looking to grow their portfolio. We would estimate a potential rental figure of approximately £1,000 per calendar month giving a yield of approximately 5.7%.

Internally, the apartment comprises of a door opening from the communal hallway to a spacious, private entrance hall which is fitted with wooden effect laminate flooring, two useful built-in storage cupboards and doors off to the accommodation.

The impressive living room is a beautifully presented room with carpeted flooring, electric fireplace, and UPVC double glazed doors opening out to the balcony. The balcony has a timber decked seating area with wrought iron balustrades, making it an ideal space to enjoy a morning coffee or evening drink.

The kitchen is fitted with a generous range of modern two-tone wall and base units with fitted worksurfaces over, an inset stainless-steel sink with drainer and mixer tap over, electric oven with gas hob and extractor above, along with various integrated kitchen appliances.

Bedroom two is a double bedroom with carpeted flooring, ceiling light point and a large UPVC double glazed window to the front aspect. The master bedroom has a UPVC double glazed window to the side aspect, fitted wardrobes, carpeted flooring and its own en-suite shower room.

Completing the apartment is the family bathroom which is fitted with a contemporary white suite to include an integrated low level flush WC, wash hand basin, chrome style heated towel rail, and a panelled bath with mains shower over.

The property benefits from having a carport parking space with separate lockable storage room.

Tenure: Leasehold. Lease commenced 17 May 2007 with a term of 125 years. Ground rent £300 per annum. Service charge £2,200. Payable to Centrick. (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: TBC

Parking: Carport

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Gas

(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/>

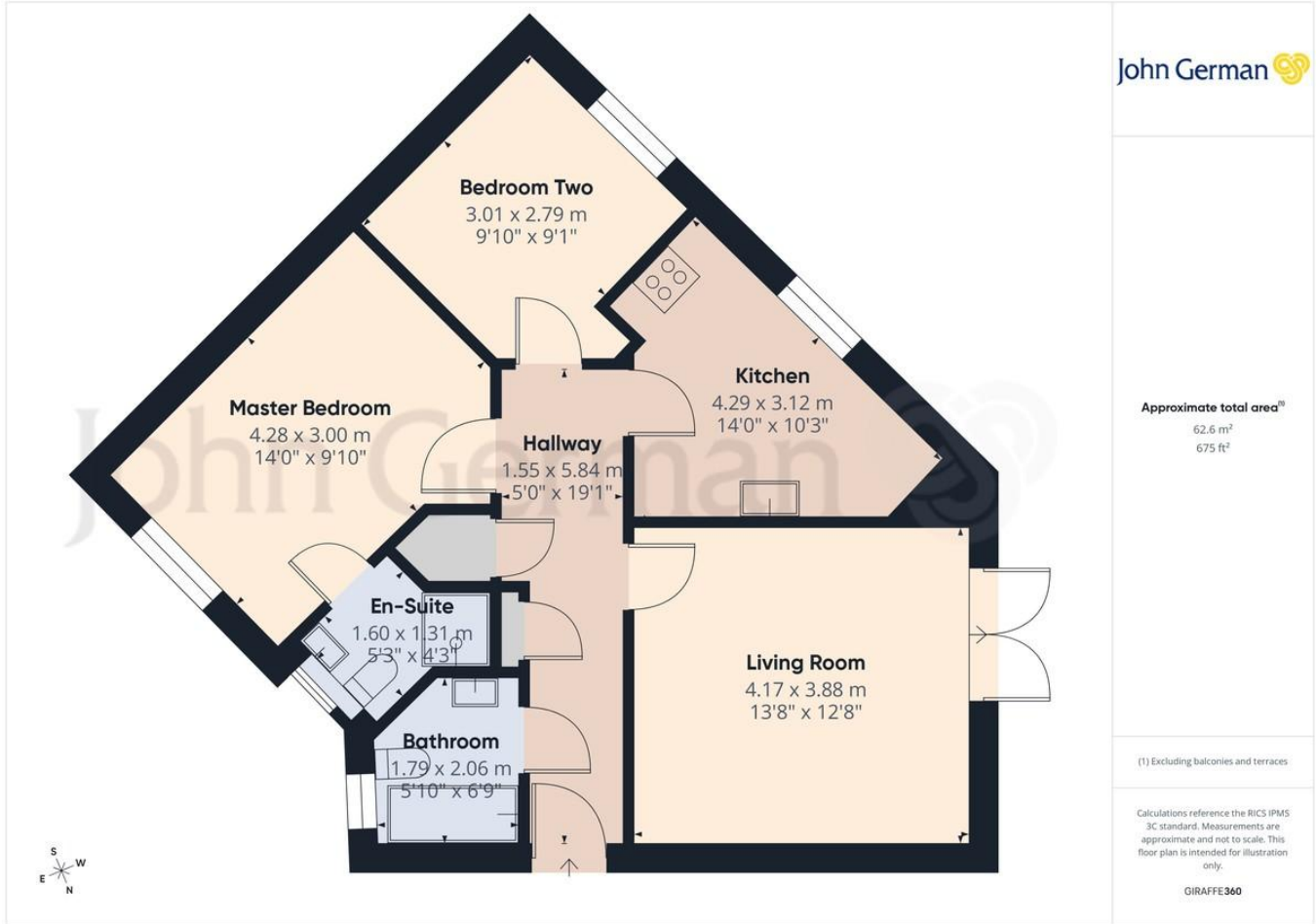
Local Authority/Tax Band: Lichfield District Council / Tax Band B

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

Our Ref: JGA/24042026

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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