

Lovett & Co.
estate agents

Windsor Court
Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented and deceptively spacious two bedroom ground floor apartment (with its own private entrance).

Due to the length of the lease the property is suitable for CASH PURCHASERS ONLY.

The property is located in a sought after and quiet end of cul-de-sac setting over-looking the communal green to the front with its own outside seating area.

Internally the property comprises of: entrance hallway, an open plan lounge-diner with door to the vestibule sun-room and outside seating, modern fitted kitchen, two large double bedrooms with built in wardrobes and a large shower room.

Other benefits include: UPVC double glazing and gas central heating throughout. There is also an outside storage cupboard and garage for extra storage.

The current length of the lease has approx 44 years remaining.

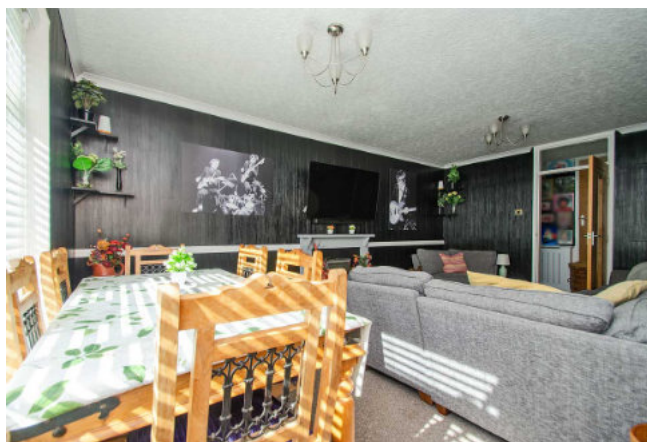
RECEPTION HALL:

UPVC side entrance door, carpeted flooring, ceiling light point, useful storage cupboard, doors to the lounge-diner, kitchen, shower room and bedrooms.

LOUNGE-DINER:

17' 10" x 10' 9" (5.43m x 3.28m)

Feature fireplace, carpeted flooring, TV aerial &





phone sockets, ceiling light points, radiator, window to the front, door to the sun-room with sliding door to the outside seating area.

KITCHEN:

12' 5" x 7' 6" (3.79m x 2.28m)
Range of matching modern fitted wall and base units incorporating cabinets, drawers, shelving and work surfaces, inset bowl sink and drainer with mono tap, space for a cooker and further white goods, strip lighting and window to the side.

VESTIBULE/SUN-ROOM:

8' 5" x 3' 9" (2.56m x 1.14m)
Sliding doors to the outside sitting area and door to the lounge-diner.

BEDROOM ONE:

13' 3" x 9' 0" (4.04m x 2.74m)
Built in wardrobe, carpeted flooring, ceiling light point and window to rear.

BEDROOM TWO:

14' 3" x 9' 0" (4.35m x 2.74m)
Built in wardrobe, carpeted flooring, ceiling light point and window to front.

SHOWER ROOM:

Suite comprising: walk in shower cubicle, pedestal wash hand basin, low level W/C, heated towel rail and window to the rear.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

Identification Checks (R) - Should a purchaser(s) have an offer accepted on a property marketed by Lovett&Co





Estate Agents they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £35.00 inc. VAT per buyer, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
England, Scotland & Wales		EU Directive 2002/91/EC	



For illustrative purposes only