



Bird Street, Lichfield, WS13 6PR

£295,000

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A fantastic opportunity to purchase this stylish modern two-bedroom apartment located in a prime central position in the New Minster building close to Minster Pool, Beacon Park and a stone's throw from all Lichfield has to offer.

A secure video entry system leads to the communal hallway and a generous storage facility for each apartment, ideal for storing larger items including bicycles.

A lift is available for the upper floors and a secure rear door leads out to Minster Pool.

On entry the apartment features two large storage cupboards and a door into the open-plan kitchen/living area.

The fitted kitchen includes an integrated fridge/freezer, Siemens dishwasher and Neff oven and hob.

The living area has space for a dining table and sofas and floor to ceiling shutters offers privacy through the large feature windows.

Bedroom one has a built-in wardrobe and an en-suite shower room.

Bedroom two is an ideal guest bedroom, home office or second sitting room.

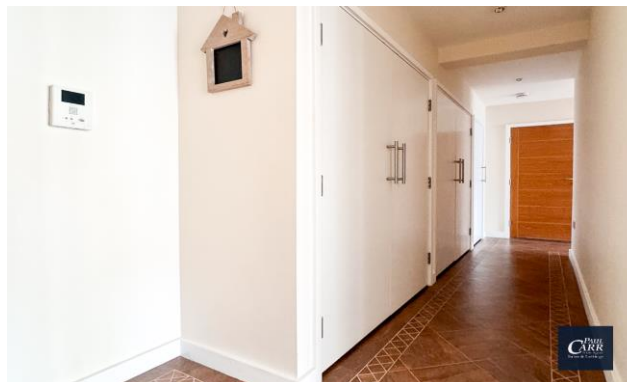
The main bathroom has tiled walls, a vanity sink unit and shower over the bath.

A gated parking space is available with the property at a cost of £500 per year.

Lease Details - we have been advised there are 104 years remaining on the lease.

The service charge costs are £925.41 per quarter and the ground rent is £175 per annum.

Call Paul Carr Estate Agents Lichfield to arrange an appointment to view!





Property Specification

Prime Central Lichfield Location
Two Bedroom & Two Bathroom First Floor Apartment
Superb Location Close to Minster Pool
Secure Car Parking Space Available
Video Intercom Security & Lift

Entrance Hall with Storage cupboards

Open Living / Kitchen / Diner
6.26m (20'7") max x 5.10m (16'9") max

Bedroom 1
5.20m (17'1") x 3.30m (10'10")

En-suite

Bedroom 2
4.00m (13'2") x 2.60m (8'6")

Bathroom

Storage Facility Cupboard

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract. Came on the market:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

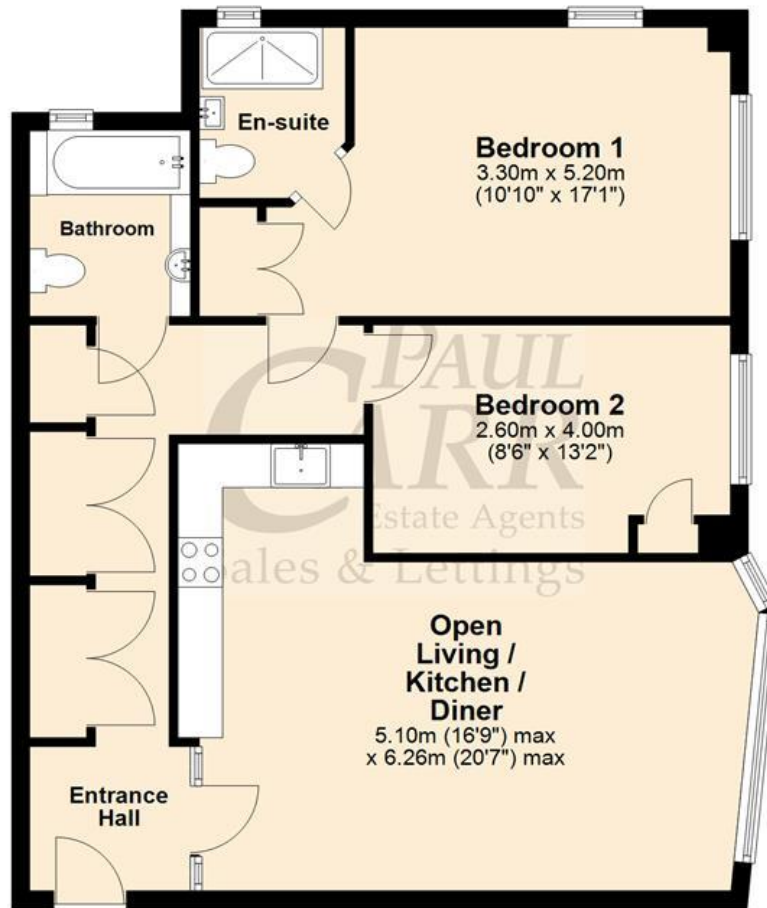
Viewer's Note:

Services connected: Electric, Water, Drainage
Council tax band: D
Tenure: Leasehold - 104 years remaining, lease from 12th July 2005
Ground Rent: £175 per annum
Service Charge: £941 per quarter
Other Charges: £500 per annum for secure car parking space

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

Ground Floor



Total area: approx. 75.6 sq. metres (814.0 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

