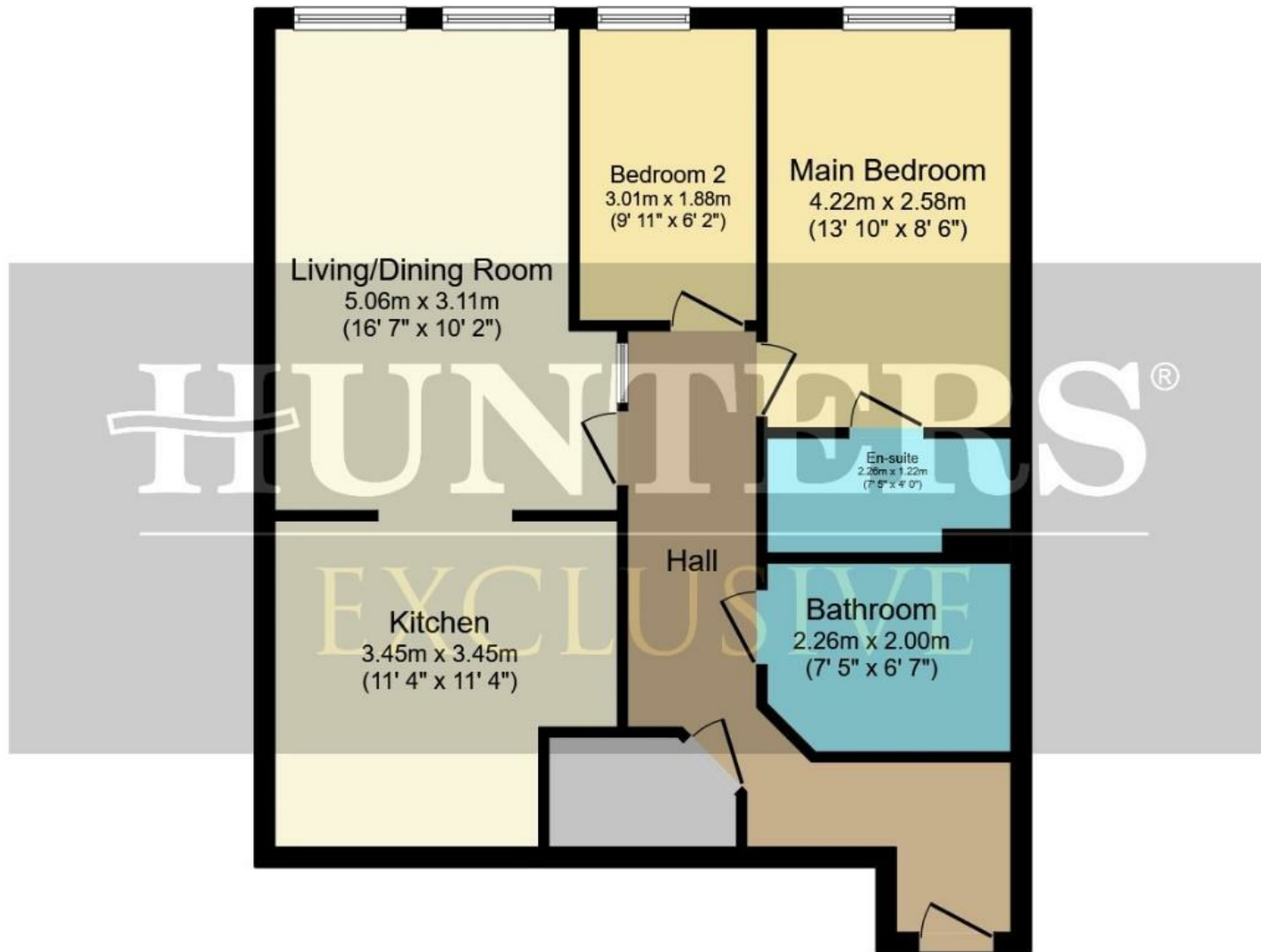




## 2 Dominion Court Wade Street, Lichfield, WS13 6HT

£215,000

this stunning apartment is centrally located with direct access into the city centre of Lichfield with views of the delightful Tudor Row to the rear. Immaculately presented and offering plenty of space which is ideal for first time buyers or buy to let investors. The property benefits from lift access. There is a secure communal entrance before entering into the property which briefly comprises; Entrance Hallway with storage, Living Room, Dining Kitchen, Master Bedroom with En-suite, Second Bedroom and a Bathroom. With NO UPWARD CHAIN and available to view immediately. EPC rating - C



## Floor Plan

Total floor area 68.3 sq.m. (735 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).

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### Communal Hallway

accessed via a secure front entrance door with stairs to the first floor. Alternatively there is an entrance to the side which gives access to the first floor via the lift

### Entrance Hallway

having three ceiling light points, telephone intercom system, radiator, laminate wood-effect flooring and a useful storage cupboard with appliance space and plumbing for a washing machine

### Living Room

having two ceiling light points, radiator and two wooden sash windows overlooking Tudor Row. Open access into the

### Dining Kitchen

fitted with a range of wall and base units, roll top work surfaces, co-ordinating upstands and an inset acrylic double sink with drainer. Electric oven, electric hob with extractor hood, fridge-freezer and a dishwasher. Inset ceiling spotlights, part tiling to walls and vinyl flooring

### Master Bedroom

benefitting from a double fitted wardrobe providing ample hanging and storage space. Ceiling light point, radiator and a wooden sash window overlooking Tudor Row. Door into the

### En-suite

having a fully tiled walk in shower enclosure with a mains powered fitment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, half tiling to the walls, radiator and tiled floor

### Bedroom Two

having a ceiling light point, radiator and a wooden sash window overlooking Tudor Row

### Bathroom

having a panelled bath with a mixer tap and shower head

attachment, pedestal hand wash basin and a close-coupled WC. Inset ceiling spotlights, extractor fan, half tiling to the walls, towel radiator and tiled floor

### AGENTS NOTES

The property is LEASEHOLD with around 102 years remaining on the lease.


There is an annual ground rent charge of £200.00

There is an annual service charge of £3,672.00

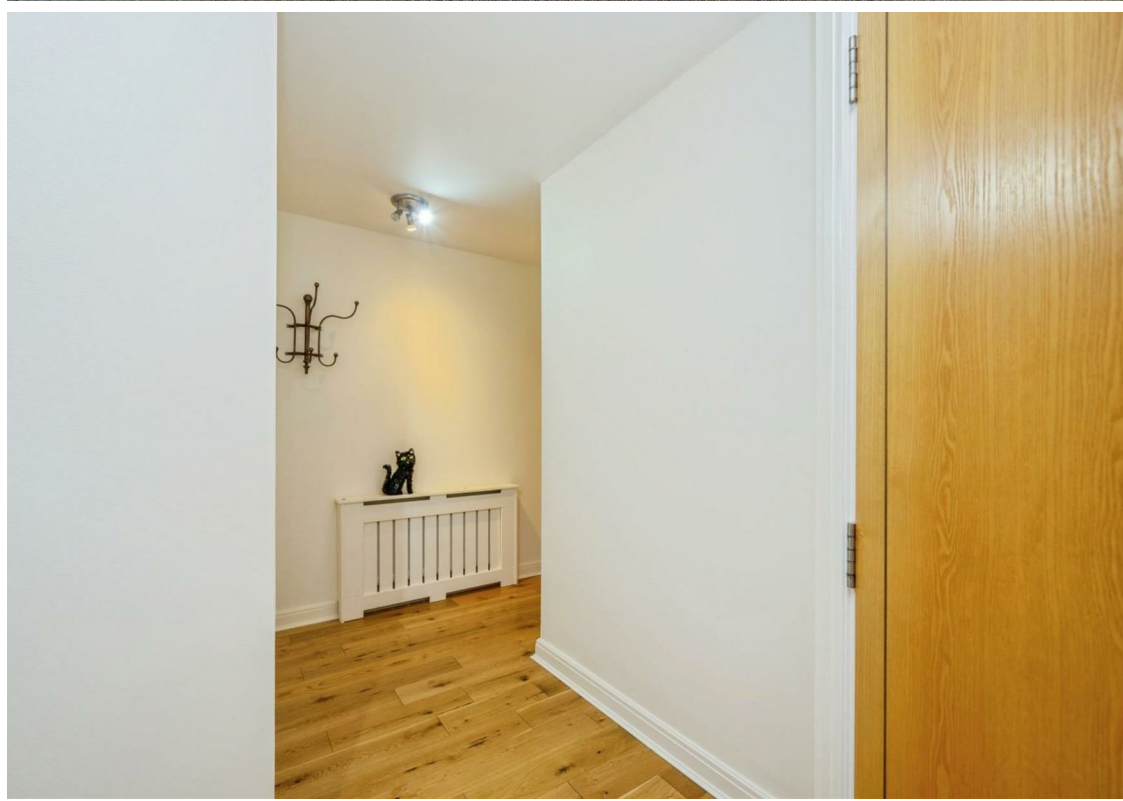
please note that this property does not come with parking. It is suggested that any potential purchasers should make their own enquiries in regards to parking availability around the city centre.

\*\*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.\*\*

### Energy Efficiency Rating

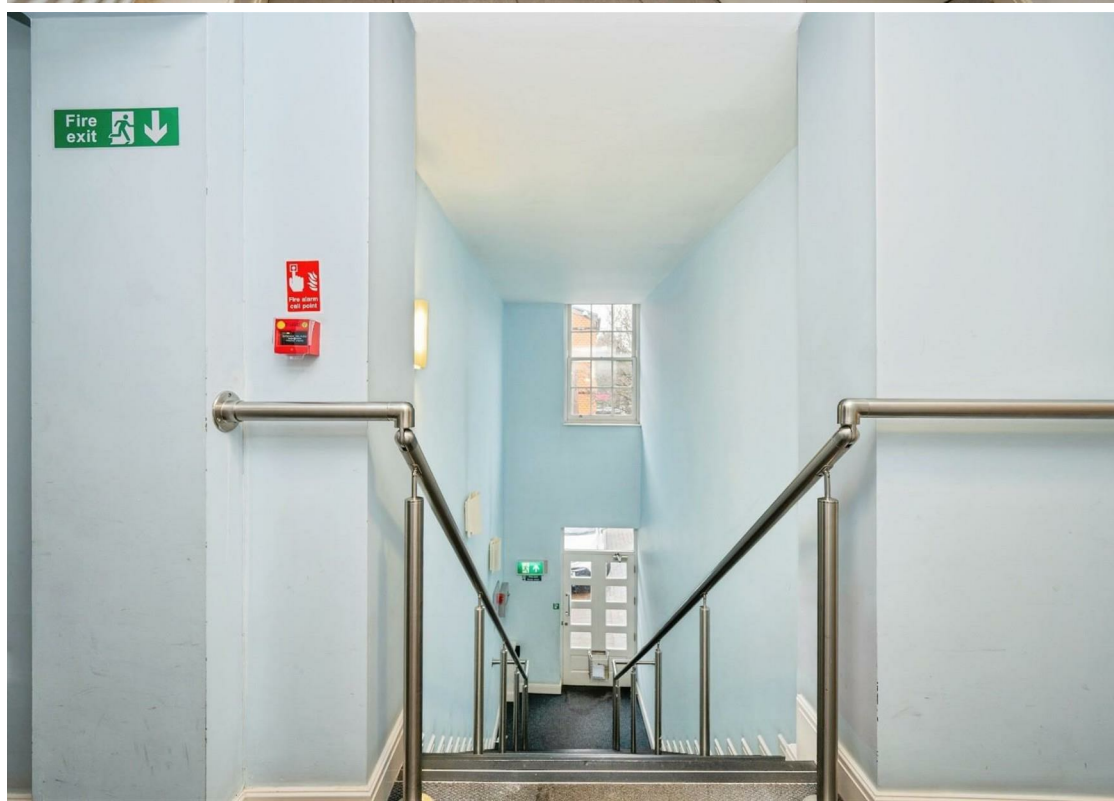
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>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

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.











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