



Ridware House
Hob's Road, Lichfield

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Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this immaculately presented two bedroom third floor apartment being offered with NO ONWARD CHAIN.

The property has a modern finish throughout and has been superbly maintained and upgraded, making it a stand out apartment to others in the building.

These improvements include: modern fitted heaters, fan ventilation systems and upgraded 15 litre instant hot water heater, giving the property an excellent energy rating of C. There is also waterproofing to the kitchen floor.

The accommodation briefly comprises: entrance hallway, spacious lounge with balcony, modern fitted kitchen, two double bedrooms and a modern shower room.

Externally, the property comes with its own garage directly opposite the building.

The communal areas includes the entrance lobby, and hallways on each floor plus lift to all the floors.

Hobs Road provides ease of access into Lichfield city centre with its diverse range of amenities including restaurants, bars and shops as well as a number of supermarkets. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available at Trent Valley station which is just a few minutes walk away.

RECEPTION HALL:

Security fire door, intercom system, carpeted flooring, wall heater, ceiling light point and doors to lounge, two double bedrooms and bathroom.

LOUNGE:

12'8" x 12'0" (3.86m x 3.66m)

Large window to front with door to the balcony and views of the surrounding countryside, carpeted flooring, TV aerial socket, ceiling light point, wall heater with and door to kitchen.

MODERN FITTED KITCHEN:

15'5" x 6'2" (4.70m x 1.88m)

Range of modern wall & base units comprising: cabinets & drawers with work top surfaces, wall tiling, bowl sink with mixer tap and drainer, integrated oven and electric hob, space for fridge-freezer and washing machine, ceiling light point, extractor, two useful storage cupboards and window to side with views over towards Fradley and beyond.

MODERN SHOWER ROOM:

White suite comprising: large walk in shower cubicle, cabinet wash hand basin and WC, heated towel rail, ceiling light point, extractor and window to side.

BEDROOM ONE:

18'0" x 9'2/" max (5.49m x 2.79m)

Window to front, wall heater, carpeted flooring and ceiling light point.





BEDROOM TWO:

14'2" x 8'0" (4.32m x 2.44m)

Window to front, wall heater, carpeted flooring and ceiling light point.

LEASE INFORMATION:

The lease on the property has been recently extended to 999 years with a service charge of approximately £1729 per annum.

VIEWING:

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

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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

