Bloore King & Kavanagh
Sales & Lettings









Flat 15 Garrick Court

Lichfield, WS13 7DR

Asking Price £140,000

Property Description
A very well presented one double bedroom second floor flat located in a convenient spot within walking distance to Lichfield town centre. ***OFFERING NO UPWARD CHAIN***

Benefitting from recent refurbishment and briefly comprising; lounge, fitted kitchen, double bedroom and bathroom with shower over. Gas central heating and double glazing installed throughout and communal gardens offered to the rear.

Communal parking is available nearby to the property and an allocated garage is available in a separate block.

EPC - D / CT Band - B



Approach
The flat entrance is located on the second floor. Additional storage is offered on the second floor landing.

Entrance Hallway
6.20m x 0.91m (20'4" x 2'11")
Doors leading to all rooms. Built in storage available housing boiler. Consumer unit installed on wall.



Lounge
3.40m x 3.64m (11'1" x 11'11")
Windows to rear.

Fitted Kitchen
4.06m x 2.06m wp (13'3" x 6'9" wp)
A good range of eye level and base units incorporating: 1 1/2 stainless steel sink and drainer unit, integral electric oven/grill, four ring electric plated hob and plumbing for a washer. Window to front.



Double Bedroom
3.03m x 3.64m (9'11" x 11'11")
Windows to front.

Bathroom
Three piece bathroom suite comprising; low level flush, pedestal wash hand basin and bath with mains fed shower over. Window to front.

Outside
Communal gardens offered to the rear. Communal parking is available nearby to the property and an allocated garage is available in a separate block.



Lease information
-952 years remaining on the lease.
-Buildings ins., ground rent and service charge costs are charged at approx. £600.00 per quarter/£2,400.00 per annum

Leasehold

We are advised by the vendor that the property is leasehold. Bloore King and Kavanagh would stress that we have not checked the legal documents to verify the status of the property. A buyer is advised to obtain verification from their solicitor or surveyor as to the details of the leasehold documents and length of lease remaining.

Brochure Declaration

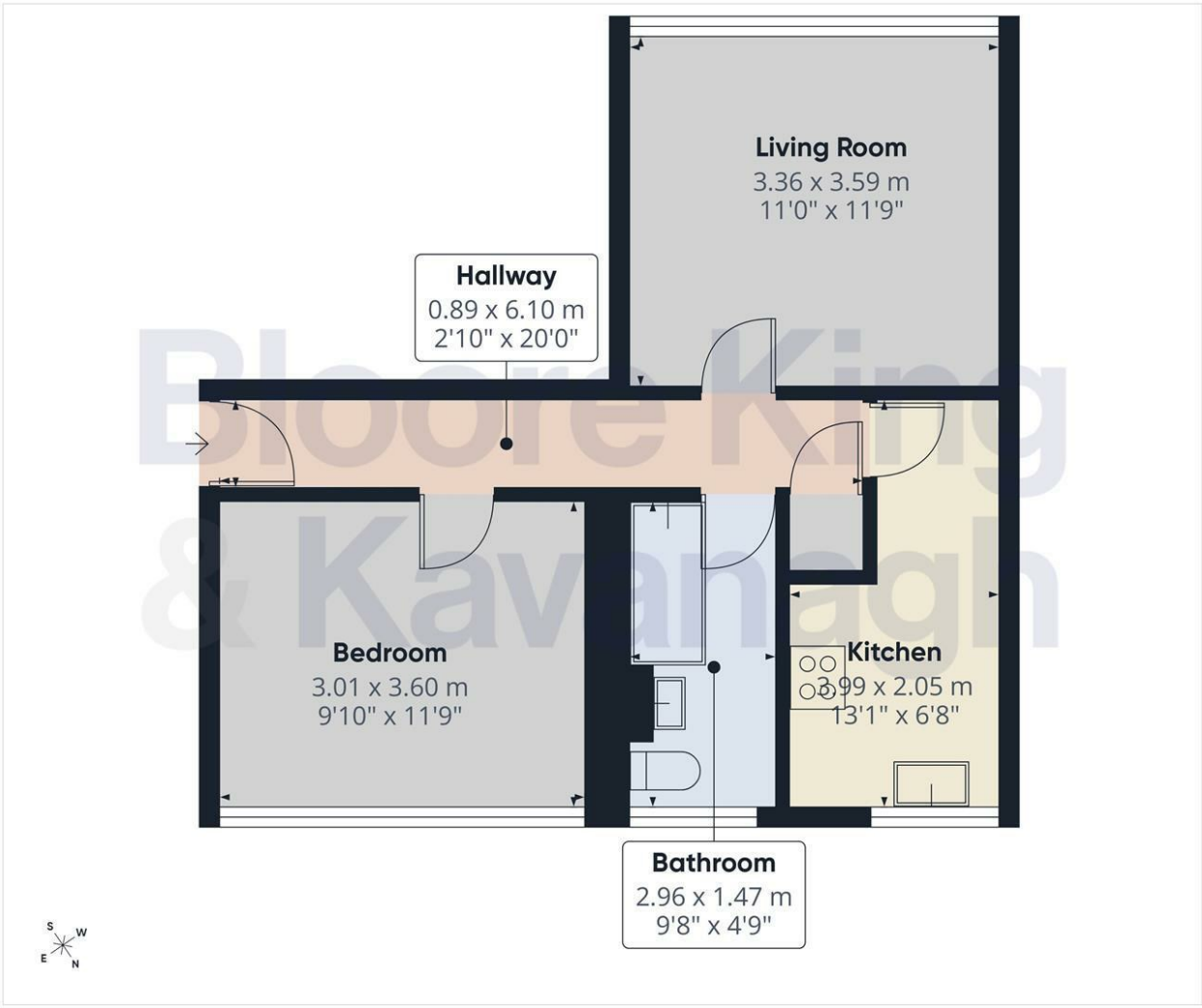
FIXTURES AND FITTINGS: Only those items specifically mentioned in these sales particulars are included within the sale price. However, the fitted carpets, curtains, light fittings and other items (if any), whilst not included, are negotiable. B K and K have NOT tested any apparatus, equipment, fixture or fitting and so cannot verify they are in working order or fit for their purpose. The buyers are advised to obtain verification from their solicitor or surveyor. CONSUMER PROTECTION REGULATIONS 2008: These particulars have been prepared with care and approved by the vendors (where possible) as correct, but are intended as a guide to the property only, with measurements being approximate and usually the maximum size which may include alcoves, recesses or otherwise as described and you must NOT rely on them for any other purpose. The appearance of an item in any photograph does not mean that it forms part of the property or sale price. Always contact the appropriate branch for advice or confirmation on any points. PLANNING PERMISSION/ BUILDING REGULATIONS: Any reference to the property being extended, altered or converted in any way does not infer that planning permission or building regulations have been granted or applied for, nor do B K and K accept any responsibility for such not having been obtained. Prospective purchasers should always seek verification from their solicitor or surveyor on these aspects. REFERRAL FEES: We refer clients to a number of service providers for various reasons within the scope of our terms, in line with our business and with the client's permission (GDPR 2018). It is your decision whether you choose to deal with any of the companies we recommend however you should be aware that some of these companies provide Bloore King & Kavanagh with a referral fee for recommending them. Referral fees are a maximum of £175.











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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements