

Alpine House

Strawberry Lane, Lichfield, WS14 9GR

John 
German





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£210,000

A superbly presented ground floor apartment located centrally for Lichfield city station and city centre.



This spacious two-bedroom ground floor apartment is beautifully presented throughout and situated within Alpine House, a modern development of apartments situated in a desirable location just a stone's throw from Lichfield city station, offering cross country and intercity services. It is also a short walk from the city centre itself with its extensive range of pubs, bars, restaurants, boutique independent shops, together with the picturesque Beacon Park. This apartment will appeal to a range of buyers, from first time buyers looking to get on the ladder, downsizers looking for a secure lock-up and leave, or a rental investment (we would estimate a potential rental figure of approximately £1,000 per calendar month giving a yield of approximately 5.7%).

Internally, the apartment comprises: From the communal hallway a door opens into a spacious, private entrance hall which is fitted with beautiful herringbone style flooring, two useful built-in storage cupboards and doors off to the accommodation.

There is a spacious living room with the same beautiful herringbone style flooring, ceiling light point and uPVC double glazed French doors opening out to the private seating area, an ideal space to enjoy a morning coffee or evening drink.

The kitchen is fitted with a generous range of modern two-tone wall and base units with fitted worksurfaces over, tiled flooring, spotlights to the ceiling, an inset stainless-steel sink with drainer and mixer tap over, electric oven with gas hob and extractor above, along with various integrated kitchen appliances.

The impressive master bedroom has fitted wardrobes, carpeted flooring, ceiling light point, window to the rear aspect, and its own en-suite shower room. Bedroom two is a further double bedroom with carpeted flooring, ceiling light point and a window to the front aspect.

The family bathroom is fitted with a white suite comprising of low level flush WC, wash hand basin, chrome style heated towel rail, and a panelled bath with tiled surround.

The property benefits from having an allocated parking space.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Lease commenced 1 May 2007 with a term of 125 years.

Ground rent: £300 per annum. Service charge: £2,252.92 per annum. Payable to Centrick.

Please note: It is quite common for some properties to have a Ring doorbell and internal recording devices.

Property construction: Traditional

Parking: Allocated space

Electricity supply: Mains

Water supply: Mains

Sewerage:

Heating: Mains gas

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: ADSL copper wire - See Ofcom link for speed: <https://checker.ofcom.org.uk/>

Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>

Local Authority/Tax Band: Lichfield District Council / Tax Band B

Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/09062026







Approximate total area⁽¹⁾
62 m²
669 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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We are required by law to comply fully with The Money Laundering Regulations 2017 and as such need to complete AML ID verification and proof / source of funds checks on all buyers and, where relevant, cash donors once an offer is accepted on a property. We use the Checkboard app to complete the necessary checks, this is not a credit check and therefore will have no effect on your credit history. With effect from 1st March 2025 a non-refundable compliance fee of £30.00 inc. VAT per buyer / donor will be required to be paid in advance when an offer is agreed and prior to a sales memorandum being issued.

Agents' Notes

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Mortgage Services - We routinely refer all clients to APR Money Limited. It is your decision whether you choose to deal with APR Money Limited. In making that decision, you should know that we receive on average £60 per referral from APR Money Limited.

Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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