



Kensington Oval, Boathouse Field,
Lichfield, WS13 6NR

£250,000

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Welcome to the prestigious Kensington Oval apartments located in a highly desirable area of Lichfield within walking distance of facilities in the centre.

This luxurious second floor modern apartment, located on the West wing of the development close to lift access and within easy reach of the allocated parking space, offers spacious accommodation comprising of an elegant, open-plan living/dining/kitchen area featuring a comprehensive fitted kitchen with granite worktops and integrated appliances.

The main bedroom features a dressing area, en-suite shower room and good-sized bedroom area with a useful storage cupboard.

The second double bedroom is an ideal guest room or home office and also benefits from built-in wardrobes. The main bathroom has a shower over the bath, vanity sink unit and WC.

This immaculately presented apartment features high ceilings, sash style windows and beautiful communal areas and gardens.

A secure gated intercom entrance system creates privacy and security.

The apartment has one allocated parking space and ample visitor parking.

The property is offered with the added advantage of having NO ONWARD CHAIN, call Paul Carr Lichfield to arrange a viewing.





Property Specification

Luxurious First Floor Apartment in the Prestigious Kensington Oval
Close to Lichfield Train Station
Easy Reach of Lichfield City Centre
Beautiful Communal Gardens
Secure Gated Parking - One Allocated Space

Entrance Hall

Lounge/Diner

5.08m (16'8") max x 5.04m (16'6")

Kitchen Area

3.86m (12'8") x 2.30m (7'7") max

Bedroom 1

4.55m (14'11") x 3.10m (10'2")

Dressing Area

2.30m (7'7") x 1.77m (5'10")

En-suite

Bedroom 2

3.43m (11'3") x 3.00m (9'10")

Main Bathroom

Allocated Parking Space



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: 9th May 2026

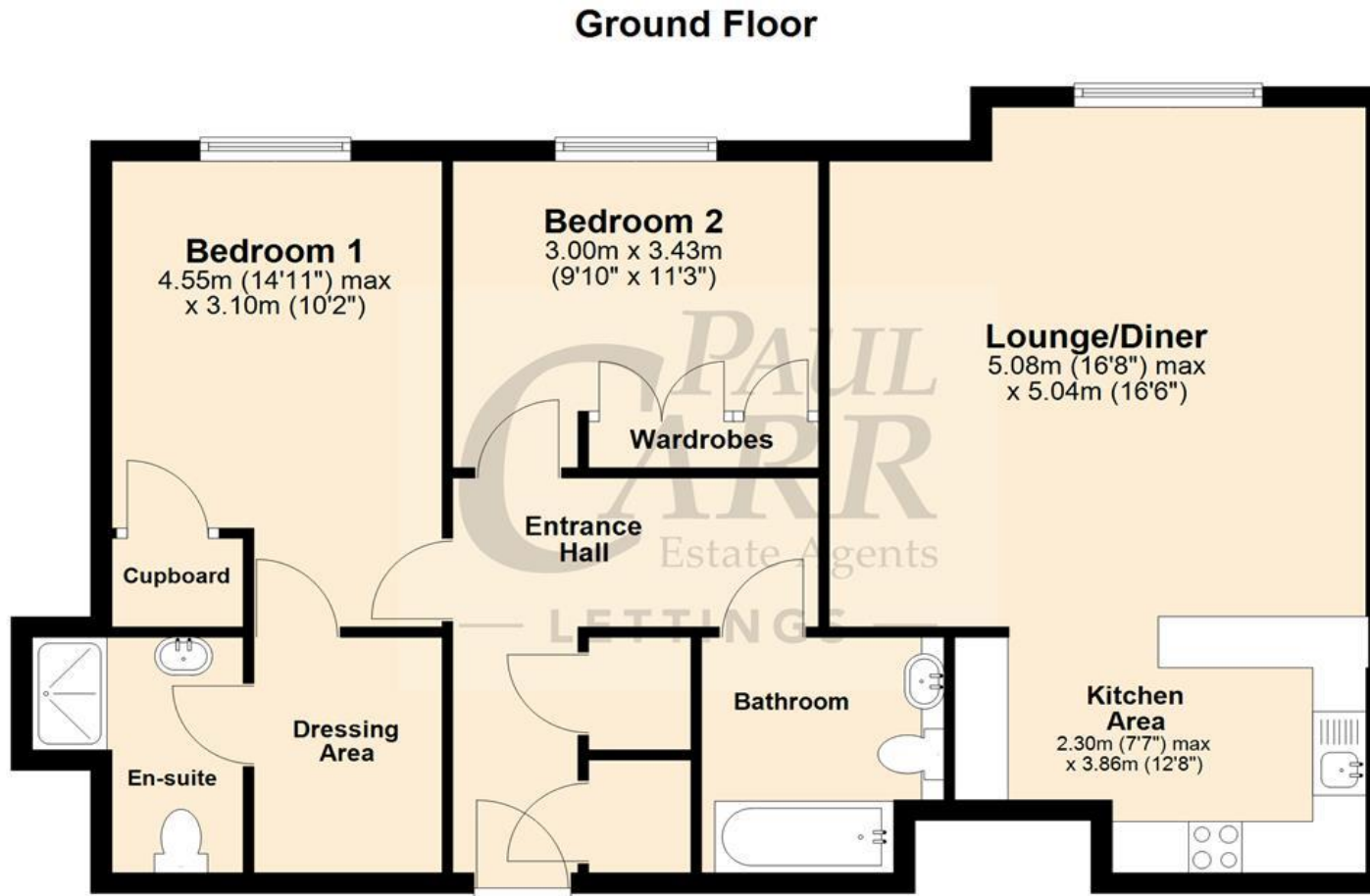
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Viewer's Note:

Services connected: Electric, Drainage, Water
Council tax band: C
Tenure: Leasehold - 106 years remaining
Ground Rent: £467.17 per annum
Service Charge: £215.70 per month

Floor Plan

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



Energy Efficiency Rating

**New
Instruction
Awaiting
E.P.C.**

Map Location

