Flat 21 Garrick Court Garrick Road,

Lichfield WS13 7DR

Downes & Daughters
ESTATE AGENCY

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Offers over £160,000

A wonderful opportunity to purchase a first floor two bedroom apartment, with a long lease, garage and parking space, set within lawned communal gardens on Lichfield's rural fringe, yet still within easy reach of the City Centre. The property is flooded with natural light and benefits from communal gardens to the rear and a pleasant green outlook to the front. The apartment is located on the first floor and extends to 569 square feet comprising: A communal hallway with storage room and access to the gardens, apartment hallway, living and dining room, kitchen, inner hallway with airing cupboard, two bedrooms and a bathroom with bath and shower over. Externally you have full use of the communal gardens and the rare benefit of a single garage and parking space.

Viewing is essential to appreciate the size and charm of this property and the attractive setting and desirable location.

INTERNAL ACCOMMODATION

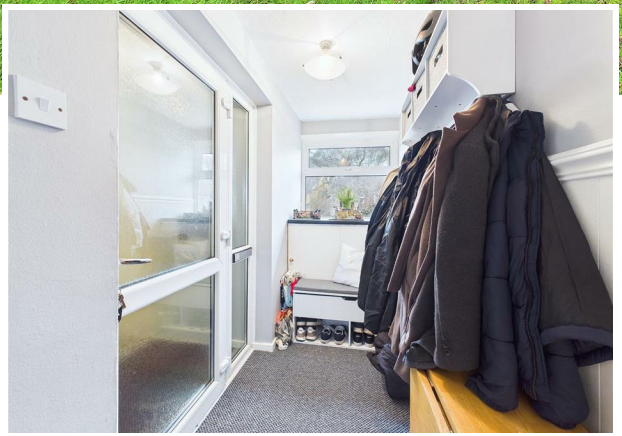
Communal Entrance Hallway With Storage Cupboard • Apartment Hallway • Living Room • Kitchen • Inner Hallway With Airing Cupboard • Bathroom • Bedroom One With Built In Wardrobe • Bedroom Two

OUTSIDE

Lawned Communal Front Gardens • Rear Enclosed Communal Lawned Gardens With Seating Areas • Allocated Parking Space In Communal Car Park • Single Garage (2nd from right)

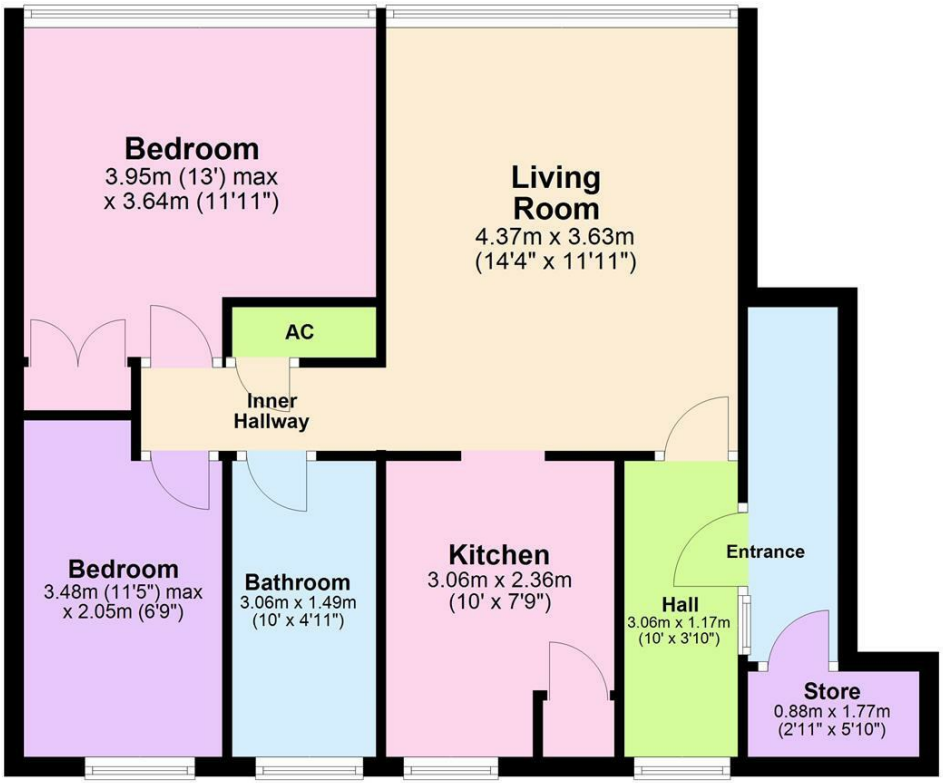
FURTHER INFORMATION

Leasehold With 999 Years From 1979 (TBC By Solicitor) • Ground Rent, Service Charge & Building Insurance - £154.5 PCM • Council Tax Band B • Energy Rating D • Upvc Double Glazed Windows • Gas Central Heating • All Mains Services • No Pets

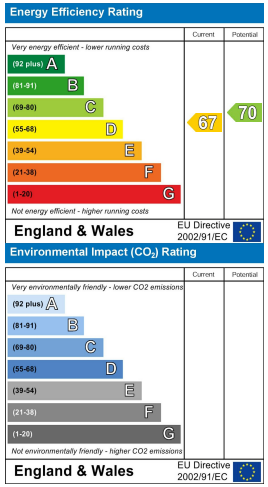


Ground Floor

Approx. 61.0 sq. metres (656.2 sq. feet)



Total area: approx. 61.0 sq. metres (656.2 sq. feet)



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