



Lower Sandford Street,
Lichfield, WS13 6JZ

Offers in the Region Of £380,000

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Welcome to Beacon Park Village, a highly desirable retirement complex for the over 60's, located in central Lichfield overlooking Beacon Park.

This generous three-bedroom apartment is located on the second floor and offers ample living space, a good-sized breakfast kitchen and a lounge with a balcony overlooking the courtyard.

The main bedroom has access to the refitted Jack and Jill wet room.

There are two further bedrooms, one currently being used as a dining room.

Off the generous hallway are two good-sized storage cupboards and a guest WC.

The spacious apartment is very well presented and would ideally suit couples and single residents alike.

The village offers a variety of facilities including a restaurant, gym, hairdressers and general stores.

Lichfield offers an array of shops, restaurants and amenities along with fabulous walks through Beacon Park and around Stowe Pool.

For further information and to arrange a visit please contact Paul Carr Estate Agents Lichfield!





Property Specification

Spacious Three Bedroom Retirement Apartment
Highly Sought After Retirement Complex Overlooking
Beacon Park
Secure Living Designed for the Over 60's
Second Floor Apartment with a Balcony Overlooking the
Courtyard

Entrance Hall

WC

Kitchen/Diner

4.22m (13'10") max x 3.76m (12'4")

Lounge

4.60m (15'1") x 3.38m (11'1")

Balcony

3.38m (11'1") x 1.85m (6'1")

Bedroom 1

4.93m (16'2") x 2.90m (9'6")

Bedroom 2

3.42m (11'3") x 2.26m (7'5")

Bedroom 3

3.42m (11'3") x 2.25m (7'5")

Wet Room

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:

Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

Viewer's Note:

Services connected: Water, Drainage, Gas, Electric

Council tax band: C

Tenure: Leasehold 125 years remaining

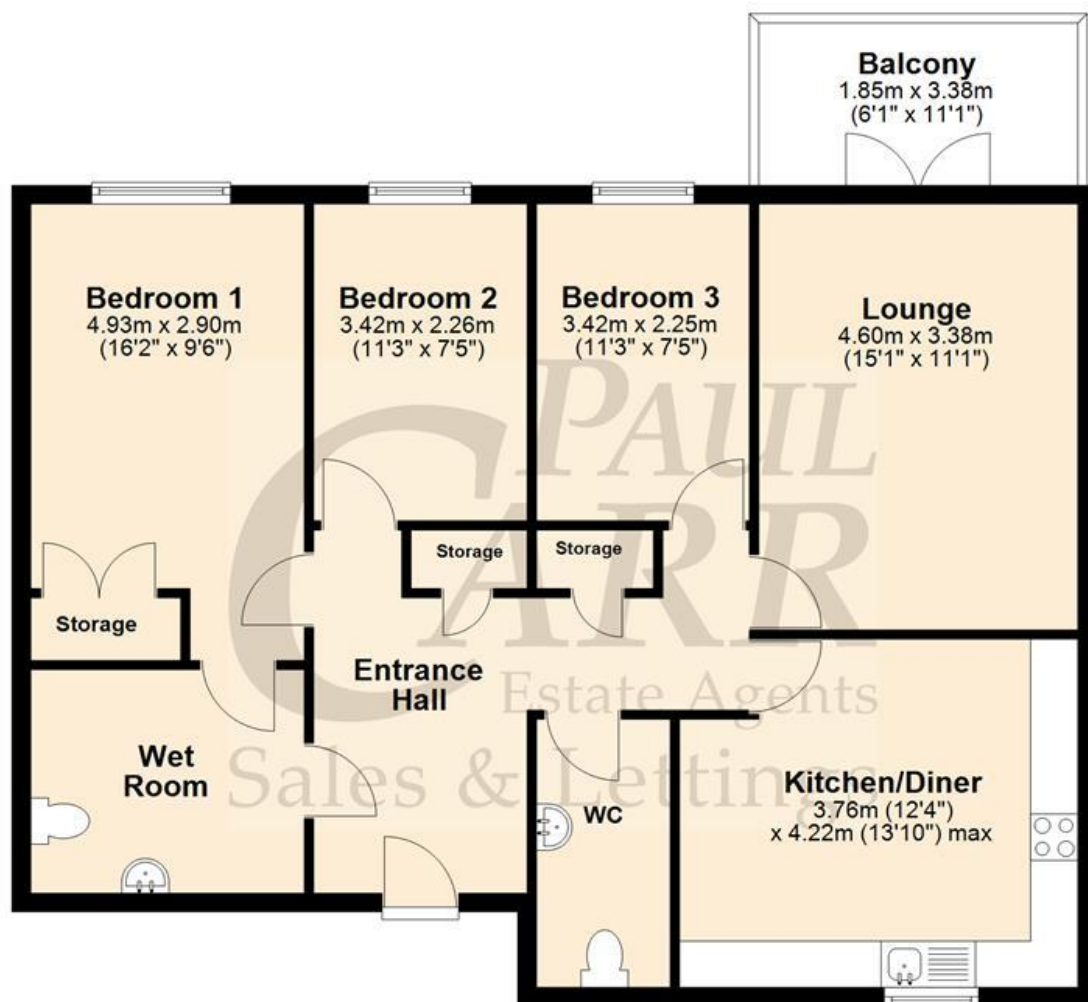
Ground Rent: £10

Service Charge: £729 per month

Floor Plan

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

Ground Floor



Total area: approx. 88.4 sq. metres (951.9 sq. feet)

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Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

