



City Point
Lichfield

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Lovett&Co. Estate Agents are delighted to offer for sale this stunning three bedroom luxury first floor apartment situated in the heart of Lichfield City centre.

The apartments offers flexible living and sleeping accommodation with three double bedrooms which can also be used for use as a study or dining room depending on the buyer needs.

The property has a contemporary high spec finish with high ceiling throughout as well as huge windows letting in plenty of light.

It briefly comprises: entrance hall, hallway, open plan lounge with modern fitted kitchen, bathroom, large master bedrooms with en-suite, two further doubles which could also be used as a study or dining room. Externally there is a communal gated car park with allocated parking space.

The property benefits from double glazing and gas central heating throughout.

City Point is situated in a prime city centre location with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a two minute walk.

ENTRANCE HALL:

Entrance door, light points, radiator, vinyl flooring, window to side, ideal space for storing coats and shoes, further door to the main hallway.

HALLWAY:

Intercom security system, carpeted flooring, ceiling light points, useful storage cupboard, radiator, phone sockets, doors to the three bedrooms, bathroom and lounge area.

OPEN PLAN LOUNGE & KITCHEN:

15' 2" x 13' 11" (4.615m x 4.250m)
Spacious lounge area with high ceilings, light points, large windows to the front, radiator, carpeted flooring, TV aerial sockets, opening to the kitchen.

KITCHEN:

Range of matching high specification wall and base units incorporating cabinets, drawers and granite work surfaces with inset bowl sink and drainer with mono tap, integrated electric oven and 4 ring gas hob with extractor hood, further integrated fridge, freezer and washing machine, space for a breakfast table and chairs, radiator, recess spot lights, Karndean flooring and window to the rear with views over the city centre.

BEDROOM ONE:

16' 11" x 11' 2" (5.157m x 3.400m)
Carpeted flooring, TV aerial socket, radiator, ceiling light point, window to rear, ample space for wardrobes and dressing units, door to the en-suite.

EN-SUITE:

Modern fitted white suite comprising: walk in shower cubicle, low level WC, wash hand basin, recess light points, wall mirror with light above and shave point, radiator, vinyl flooring and window to side.





BEDROOM TWO:

14' 5" x 7' 10" (4.400m x 2.375m)
 Carpeted flooring, TV aerial socket, ceiling light point, radiator, three large windows to the front and side allowing in lots of light. Currently used as a dining room.

STUDY/BEDROOM THREE:

10' 1" x 9' 8" (3.080m x 2.950m)
 Carpeted flooring, TV aerial socket, ceiling light point, radiator, window to front.

BATHROOM:

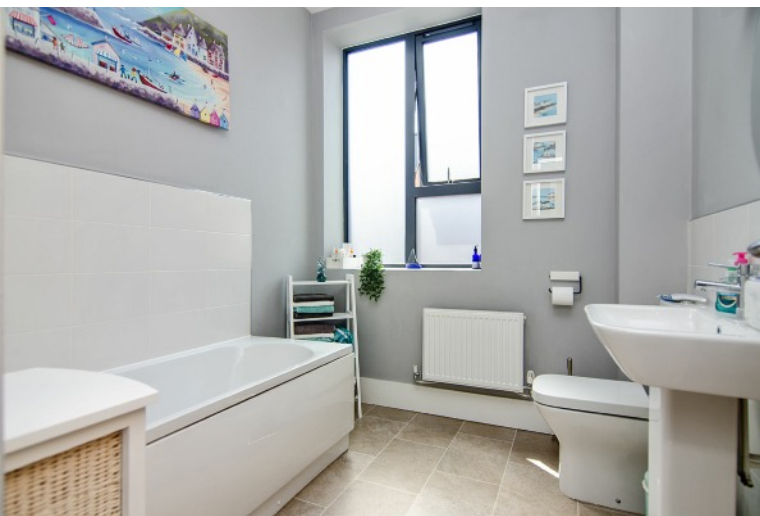
Modern fitted white suite comprising: bath, wash hand basin and low level W/C, tiled splash backs, Karndean flooring, ceiling spot lights, wall mounted mirror with light above and shave point, window to the front.

VIEWING:

Please contact us on 01543 889410 if you would like to arrange a viewing appointment for this property or require further information.

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



APARTMENT 1:

- LIVING:** 4615 X 4250mm
- STUDY:** 3080 X 2950mm
- KITCHEN:** 2420 X 3450mm
- BEDROOM 1:** 5157 X 3400mm
- EN-SUITE 1:** 1800 X 1650mm
- BEDROOM 2:** 4400 X 2375mm
- BATHROOM:** 2140 X 2375mm

