

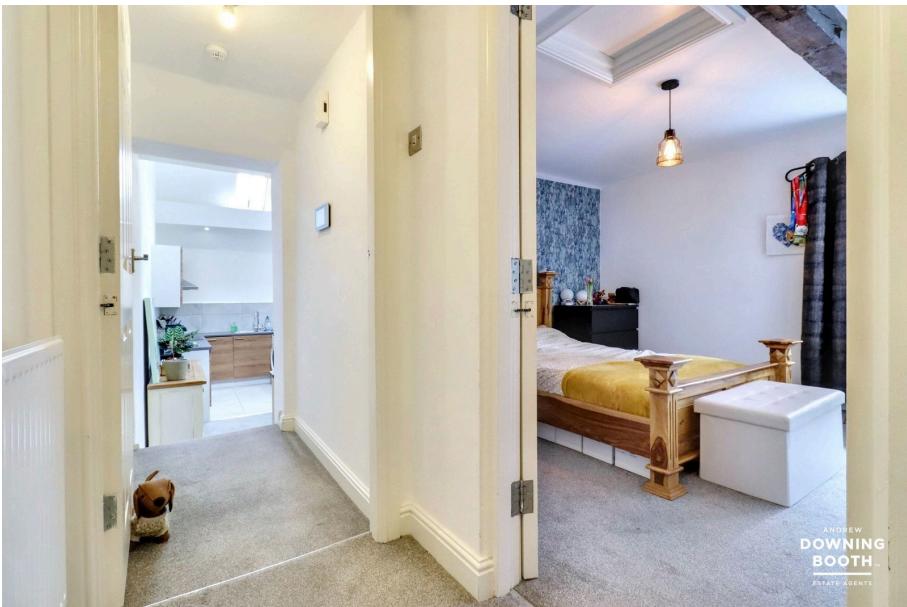


ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

Friary View, Sandford Street, Lichfield - City Centre Location

£195,000

1 1 1



A beautifully styled and high-quality one bedroom apartment, ideally situated in the heart of Lichfield's vibrant and historic city centre within a converted Grade II listed building, seamlessly blending characterful charm with modern comforts.

Positioned in an exceptionally well-connected location, this impressive second-floor home is just moments away from the award-winning Beacon Park, whilst a wide array of upmarket bars and restaurants, Lichfield Cathedral, major supermarkets, well-regarded schools, and excellent transport links are all within easy reach. Notably, Lichfield City train station is only a short stroll away, offering direct access to Birmingham and surrounding areas. Additionally, Lichfield Trent Valley station is just a brief drive, providing direct services to London Euston in as little as one hour and thirteen minutes.

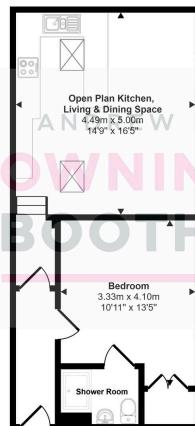
The apartment features stylish open-plan living, quality finishes throughout, and delightful views of the Franciscan Friary and the Grade II listed former library. A sleek, modern kitchen with integrated appliances is perfectly paired with a spacious and tastefully presented living area. The bedroom is generously sized, complemented by a chic, contemporary shower room.

City centre living, contemporary features and traditional appeal; this gorgeous property simply must be viewed.

We have been advised that the property is leasehold, with a 999 year term commencing in 2000. We have been advised that there is a ground rent payable of £240 and a service charge payable of £1,250 per annum. This information has been provided in good faith only and should be verified by a solicitor.



Approx Gross Internal Area
46 sq m / 493 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- One Bedroom Second Floor Apartment Within Grade II Listed Building
- Fantastic Open Plan Kitchen & Living Space
- Views Over The Franciscan Friary
- Beautifully Presented
- EPC Rating: C
- Nestled Right In The Heart Of Lichfield's City Centre
- Generous Bedroom
- High Ceilings With Plenty Of Light Flowing Throughout
- Virtual 360 Degree Tour Available
- Council Tax Band: C



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC