



ANDREW
DOWNING
BOOTH™
ESTATE AGENTS

New Minster House, Bird Street, Lichfield WS13 6PR - City Centre Living

£280,000

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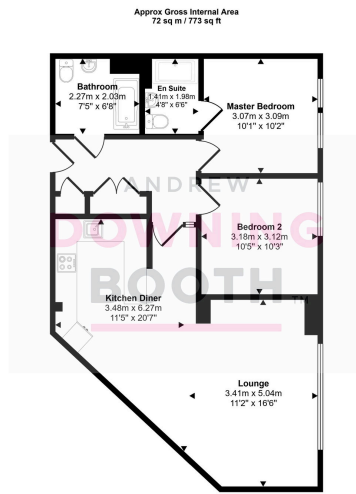
A high quality and beautifully presented second floor apartment in the centre of Lichfield with secure gated parking. This stunning two bedroom home, master with ensuite, comes to the market with an array of attractive features, from the two generous double bedrooms and impressive storage space through to the lovely open-plan design and city centre location. A lengthy lease is always a huge bonus, and with a 125 year term commencing in 2007, that is exactly what is on offer here. Whilst being located in the heart of Lichfield with the beautiful Beacon Park & Minster Pool quite literally on your doorstep, as well as major supermarkets and railway stations sitting only slightly further away, it's safe to say there's something for everyone. Step foot inside the building and immediately feel the quality around you, with immaculately maintained communal areas, secure video intercom entry systems, lift access and even a private storage facility with secure access located next to the communal front door, large enough to store a bike and other good size belongings. Generous storage, spacious open-plan living, two double bedrooms, exquisite quality throughout and a truly fabulous location for such a fair price, we are expecting this property to generate significant interest, so we thoroughly advise booking a viewing at your earliest convenience.

The property is leasehold, with a 125 year term commencing in 2005. We have been advised that the service charge is approximately £878 quarterly with the ground rent advised to be approximately £175 per annum. Prospective buyers should ultimately look to satisfy themselves with the assistance of legal representatives as to the exact figures and lease details.

Car Parking

An allocated parking space is available, just across the road, for an annual fee of £500.





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 scales are representations only and may not look like the real items. Made with Made Snappy 360.

- Two Double Bedroom High Specification Apartment
- Contemporary, Open-Plan Living/Kitchen/Diner
- Second Floor With Lift Access And Secure Video Entry Intercom System
- Super Views Toward Beacon Park
- EPC Rating: TBC
- No Upward Chain
- Immaculate Presentation Throughout Including Bespoke Fitted Shutters
- Ensuite Bathroom
- Secure Gated Car Parking Park
- Council Tax Band: D

