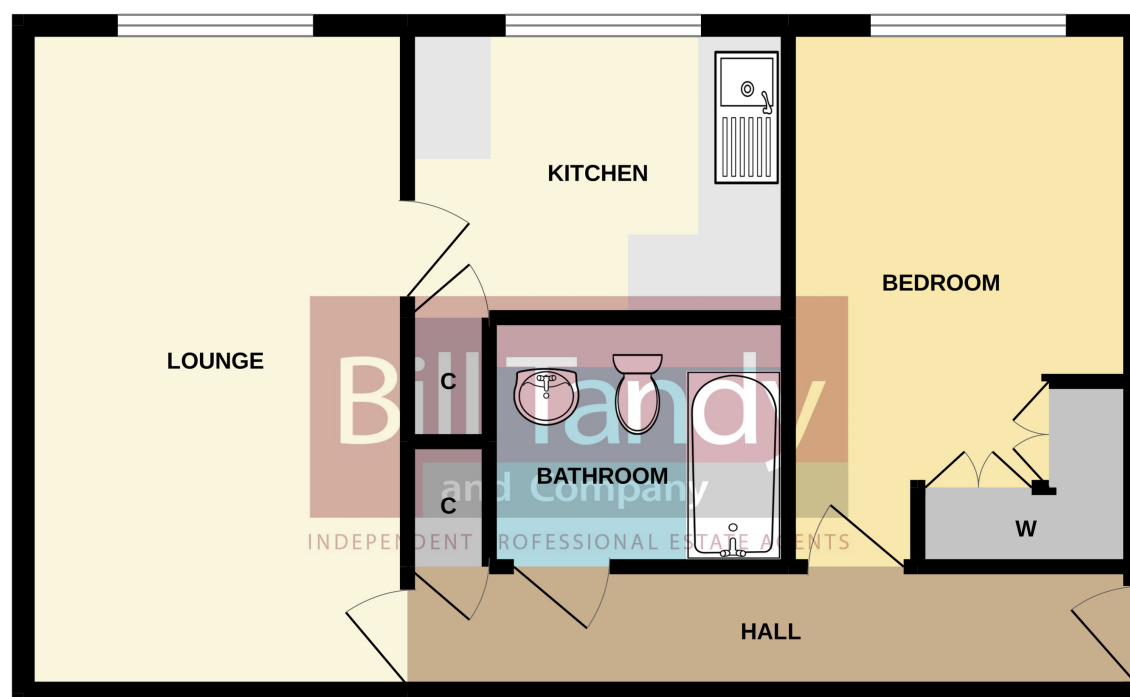


FIFTH FLOOR



46 ANDREWS HOUSE, LICHFIELD WS13 6QY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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46 Andrews House, Lower Sandford Street, Lichfield, Staffordshire, WS13 6QY

£100,000 Leasehold

Situated on the edge of Beacon Park and convenient for city centre amenities, this fifth floor retirement apartment is available with immediate vacant possession and no upward chain. The development boasts superb facilities for the over 55's including residents and visitor Parking, a comfortable communal lounge, laundry, hair dressing facilities and an on-site Scheme Manager. An emergency alarm system is monitored 24 hours a day to provide immediate help if required. A secure entryphone system leads to the communal hall with lifts rising to each floor and private entrance doors for each apartment.



GENERAL RECEPTION AREA
approached via a secure communal entrance door and having lifts rising to the various floor of Andrews House. Apartment 46 is located on the fifth floor with a personal entrance door opening to:
RECEPTION HALL
having entryphone and intercom system, built-in cupboard with hot water cylinder and linen shelving, electric heater and door to:

LOUNGE
5.30m x 3.05m (17' 5" x 10' 0") 1having window to front with pleasant views across the Lichfield city skyline, electric storage heater and door to:



KITCHEN
3.02m x 2.32m (9' 11" x 7' 7") having work surface space with base storage cupboards and drawers, wall mounted storage cupboards, single drainer sink unit, space for electric cooker and fridge/freezer, plumbing for washing machine, electric convector heater, window to front, tiled splashbacks and built-in pantry store cupboard.

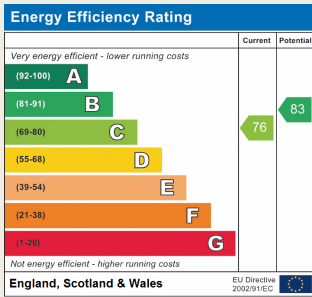
BEDROOM
4.30m x 2.75m (14' 1" x 9' 0") having fitted wardrobes, electric convector heater and window to front.



BATHROOM
having a suite comprising panelled bath, pedestal wash hand basin and close coupled W.C., partial ceramic co-ordinated wall tiling and electric fan heater.

COUNCIL TAX
Band C.

LEASE TERMS
Our client advises us that the property is Leasehold with a 99 year lease commencing 1987 subject to a Service Charge of £271.52 per month. Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.



VIEWING
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

Whilst we endeavour to make our sales details accurate, if there is any point which is of importance to you, please contact the office, particularly if travelling some distance to view the property. Likewise the mention of any appliance and/or services does not imply that they are in full and efficient working order.