



6 Andrews House, Lower Sandford Street, Lichfield,
Staffordshire, WS13 6QY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

6 Andrews House, Lower Sandford Street, Lichfield, Staffordshire, WS13 6QY

£159,950

Enjoying a delightful situation on the first floor of this popular retirement development, this attractive apartment has been very well maintained and is presented to a good standard throughout. Designed for the over 60's Andrews House is perfectly placed to take full advantage of all that Lichfield has to offer right on its doorstep. Lying adjacent to Beacon Park with plenty of opportunities for exercise and enjoying attractive walks. The facilities within Andrews House are superb with a popular residents lounge with function kitchen together with laundry and hairdressers. There is an on site Scheme Manager and 24 hour monitored emergency pullcord system throughout the apartment. Available with the benefit of no upward chain, an early viewing of this attractive apartment is strongly encouraged.



GENERAL RECEPTION AREA

approached via a communal secure entrance door and having lift and stair access to all floors. The apartment is on the first floor.

PRIVATE RECEPTION HALL

having secure entry telephone system, resident alarm system connected to the 24 hour central monitoring station and door to:

LIVING ROOM

5.32m x 3.05m (17' 5" x 10' 0") having an attractive marble fire surround with fitted electric fire, electric night storage heater, coving to ceiling and secondary glazed window to front.

FITTED KITCHEN

3.83m x 2.10m (12' 7" x 6' 11") well equipped with ample work surface space with base storage cupboards and drawers, single drainer circular bowl sink unit with mono bloc mixer tap, matching wall mounted storage cupboards, built-in electric Bosch oven with four ring Bosch ceramic hob and concealed extractor hood, fridge/freezer, washing machine, window to side, co-ordinated tiled splashbacks, Kickspace skirting board heater with thermostat control, built-in cupboard housing hot water cylinder and linen shelving, further shelved storage cupboard, laminate flooring and fluorescent light strip.

BEDROOM ONE

4.33m x 2.90m (14' 2" x 9' 6") having secondary glazed window to front and electric convector heater.

BEDROOM TWO

3.70m x 2.75m (12' 2" x 9' 0") having secondary glazed window to front front and electric night storage heater.



SHOWER ROOM

being fully tiled and having a quadrant corner shower cubicle with Triton electric shower fitment, close coupled W.C., pedestal wash hand basin, chrome electric heated towel rail/radiator, Dimplex electric fan heater, vanity wall mirror and comprehensive ceramic wall tiling.

OUTSIDE

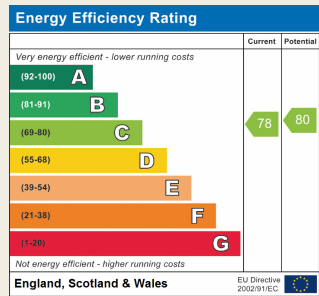
There is ample resident and visitor parking and there are well tended communal grounds surrounding the development.

LEASE TERMS

We understand the property is Leasehold on a 125 year least commencing 1 June 2018 (121 years remaining), and there is a Service Charge payable of approximately £241.62 per month.

COUNCIL TAX

Band C.



TENURE

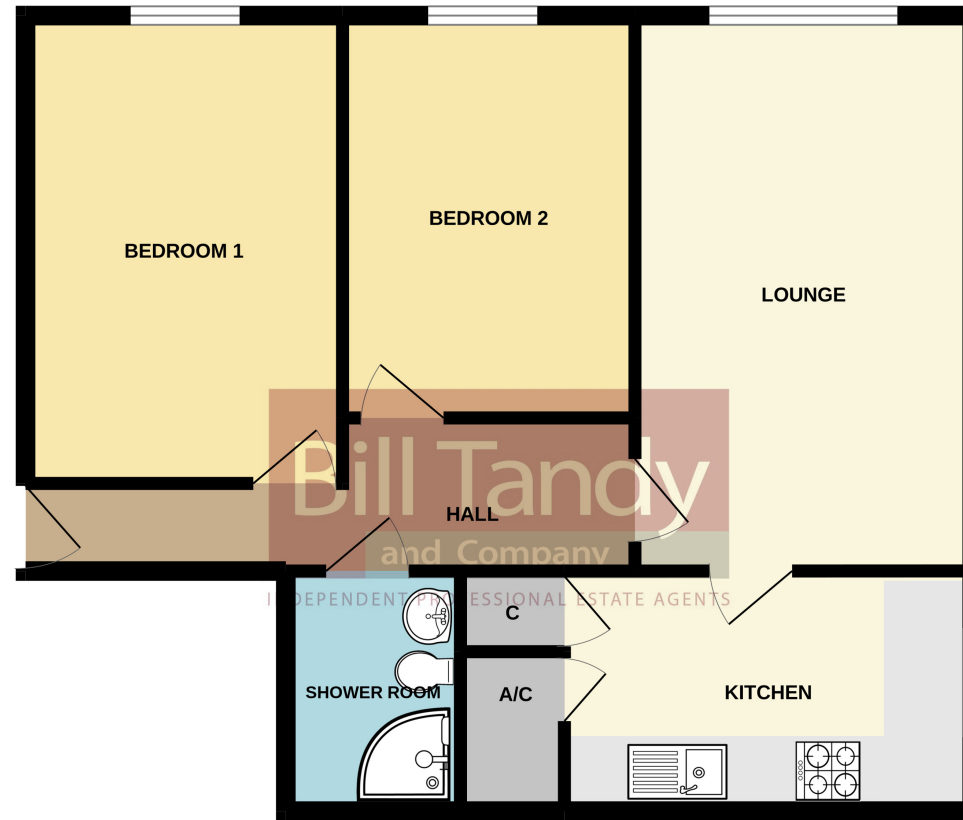
Our client advises us that the property is Leasehold with a 125 year term lease starting on the 1st June 2018 (121 years remaining). There is a Service Charge payable of approximately £241.62 per month to Midland Heart, further details can be made available on request. Should you proceed with the purchase 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.

FIRST FLOOR



6 ANDREWS HOUSE, LOWER SANDFORD STREET, 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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