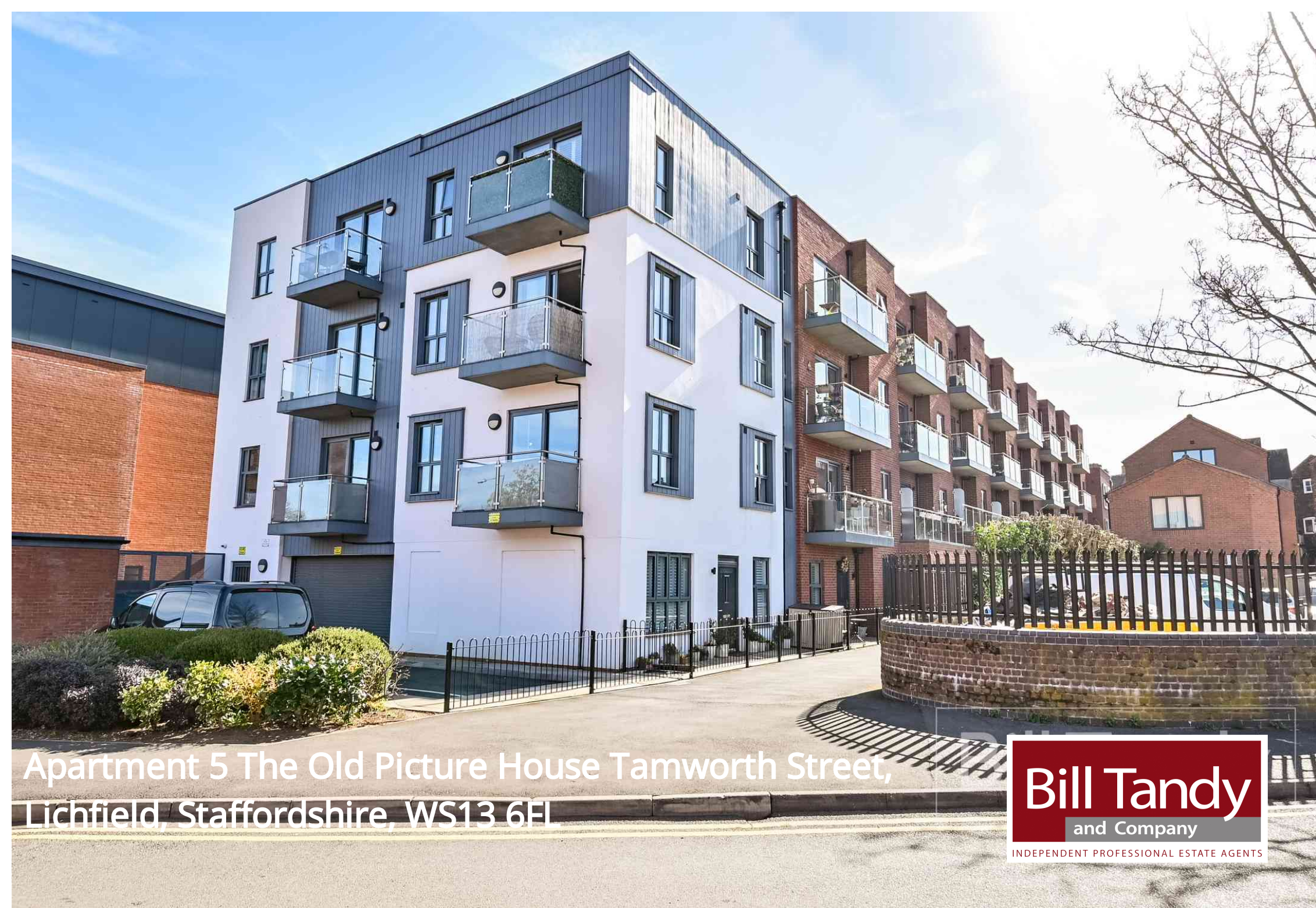




Apartment 5 The Old Picture House Tamworth Street,
Lichfield, Staffordshire, WS13 6FL

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Apartment 5 The Old Picture House Tamworth Street, Lichfield, Staffordshire, WS13 6FL

£260,000

Originally developed in 2019 by a well regarded local builder, this luxurious first floor apartment enjoys an enviable position within the very heart of the cathedral city of Lichfield. With all that the city centre has to offer right on your doorstep, this convenient setting is perfect for those looking for a convenient central lifestyle. Approached from either Tamworth Street or Cross Keys via a secure entrance and with lift access to all the floors, the apartment has open balcony approach leading to its front door. There are two good double bedrooms together with an en suite and a main bathroom. The generous open plan living room has both access to the glass and steel balcony and also the fully fitted kitchen. To fully appreciate the extent of the apartment, which is available with the benefit of no upward, an early viewing is strongly encouraged.



COMMUNAL ENTRANCE AREAS

approached via secure entrance doors from both Tamworth Street and Cross Keys and having lift access and stairs rising to the first floor, with an external balcony leading to Apartment 5.

RECEPTION HALL

approached via a solid UPVC composite entrance door and having laminate flooring, electric radiator, video entry'phone system, low energy downlighters and built-in airing cupboard housing the pre-lagged hot water cylinder with immersion heater and linen shelving.

OPEN PLAN LIVING AREA

Living Room 5.21m x 3.11m (17' 1" x 10' 2") having an electric radiator, low energy downlighters and double glazed sliding patio doors opening onto a steel and glass decked Balcony. The Kitchen Area 2.70m x 1.90m (8' 10" x 6' 3") is well equipped having ample quartz work tops with base white doored storage cupboards and drawers, one and a half bowl sink unit, matching wall mounted storage cupboards, built-in Bosch electric oven with four ring induction hob with glass splashback and extractor, integrated fridge, freezer, dishwasher and washer/dryer with fascias and laminate flooring throughout.

BEDROOM ONE

having an electric radiator, sealed unit double glazed window to rear, low energy downlighters and door to:

EN SUITE SHOWER ROOM

having a tiled shower cubicle with thermostatic shower fitment with drencher shower, vanity unit with wash hand basin with mono bloc mixer tap and cupboard space beneath, W.C. with concealed cistern, electric heated chrome towel rail, downlighters, extractor fan, partial ceramic tiling and wall mirror.



BEDROOM TWO

3.62m x 2.50m (11' 11" x 8' 2") having obscure double glazed window to front, downlighters and electric radiator.

BATHROOM

having a panelled bath with mixer tap and thermostatic shower fitment fitted over with hose and drencher shower and glazed screen, vanity unit with inset wash hand basin and mono bloc mixer tap, W.C. with concealed cistern, chrome electric heated towel rail, downlighters, extractor fan, partial ceramic tiling, wall mirror and an obscure double glazed window to front.

OUTSIDE

There is an allocated covered parking space within the parking courtyard.

COUNCIL TAX

Band C.



LEASE TERMS

The property is Leasehold with a 250 year term commencing in 2020 with a Ground Rent of £195.00 per annum and a Service Charge payable six monthly with the most recent figure advised to be £87.00 per month. These figures are provided in good faith and should ultimately be verified by your solicitor.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water and electricity connected. For broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>



ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



TENURE

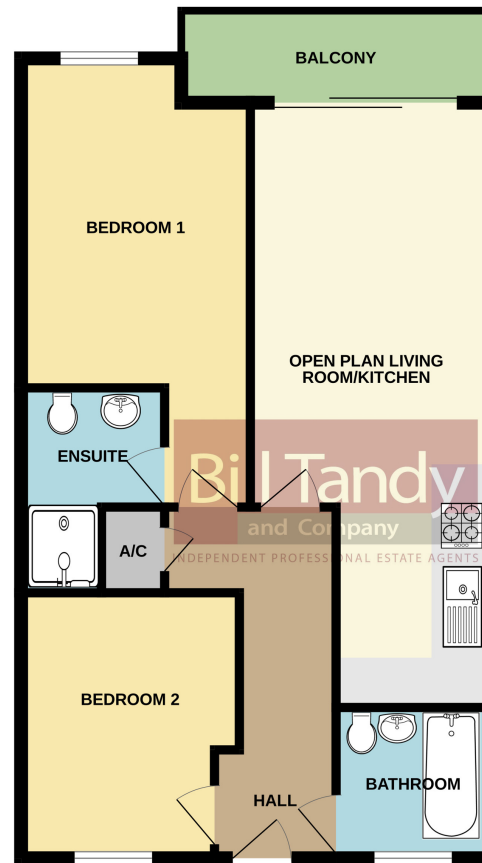
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

GROUND FLOOR



5 THE OLD PICTURE HOUSE, TAMWORTH STREET, LICHFIELD WS13 6FL

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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