

Bill Tandy

and Company

17 Chantry Court, Sandford Gate, Lichfield, Staffordshire,
WS13 6FJ

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

17 Chantry Court, Sandford Gate, Lichfield, Staffordshire, WS13 6FJ

£255,000

A delightful first floor apartment perfectly located a stone's throw from the heartbeat of Lichfield city centre with Cathedral views and easy access to all local amenities and public transport. Chantry Court is a superb and recently built apartment block benefitting from a modern interior, gated parking area and further lift. This stunning two bedroom apartment has benefited from a modern contemporary interior whilst offering a superb balcony garden. The apartment comprises reception hall with two useful storage cupboards, open plan contemporary lounge/dining kitchen area with doors to the balcony. There are two bedrooms, one of which has an en suite shower room and a family bathroom. This gated complex is easily accessible via electronically operated gates to the side of the building which gives access to a dedicated allocated parking space. No upward chain.



COMMUNAL HALL LANDING

approached via a communal entrance door from the rear parking area and having staircase and lift providing access to the first floor, where a private front entrance door opens to number 17.

PRIVATE RECEPTION HALL

having two useful storage cupboards, intercom system for the communal entrance, electric Dimplex heater, spotlighting and doors to:

OPEN PLAN LOUNGE/DINING KITCHEN

7.16m max x 4.63m max (3.46m min) (23' 6" max x 15' 2" max 11' 4" min) this generously sized open plan room has an abundance of ceiling spotlighting, electric Dimplex heater and doors to the Balcony. The Kitchen Area has a range of contemporary high gloss units comprising base cupboards and drawers with work tops above and matching upstand splashbacks, wall mounted storage cupboards, inset one and a half bowl sink, inset Zanussi oven and microwave, Zanussi hob with extractor fan above and integrated appliances include fridge, freezer, dishwasher and washing machine.

BEDROOM ONE

5.17m max x 3.07m max (17' 0" max x 10' 1" max) having double glazed window to rear, electric Dimplex heater, spotlighting and built-in wardrobe with sliding doors. Door opens to:

EN SUITE SHOWER ROOM

2.72m max x 1.35m max (8' 11" x 4' 5") having chrome heated towel rail, contemporary suite comprising vanity unit with inset wash hand basin and tiled splashback surround, low flush W.C., shower cubicle with shower appliance over and ceiling spotlighting.



BEDROOM TWO

2.95m x 2.22m (9' 8" x 7' 3") this versatile second bedroom could also be used as a home office having double glazed window to rear and electric Dimplex heater.

BATHROOM

2.63m max x 1.82m (8' 8" max x 6' 0") having chrome heated towel rail and a contemporary white suite comprising wall mounted vanity unit with inset wash hand basin and illuminated mirror above, low flush W.C. and bath with shower appliance over.

OUTSIDE

The apartment is on a gated complex and has an allocated parking space to the rear, and there is a pedestrian gate to the side.

LEASE TERMS

The property is Leasehold with a 125 year lease which commenced on 1 January 2018, and we understand there is a Ground Rent payable of £175.00 per annum and a Service Charge of approximately £1,345.78 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



COUNCIL TAX

Band C.

FURTHER INFORMATION

Mains drainage, water and electricity connected. There is no mains gas. TFor broadband and mobile phone speeds and coverage, please refer to the website below:
<https://checker.ofcom.org.uk/>

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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.



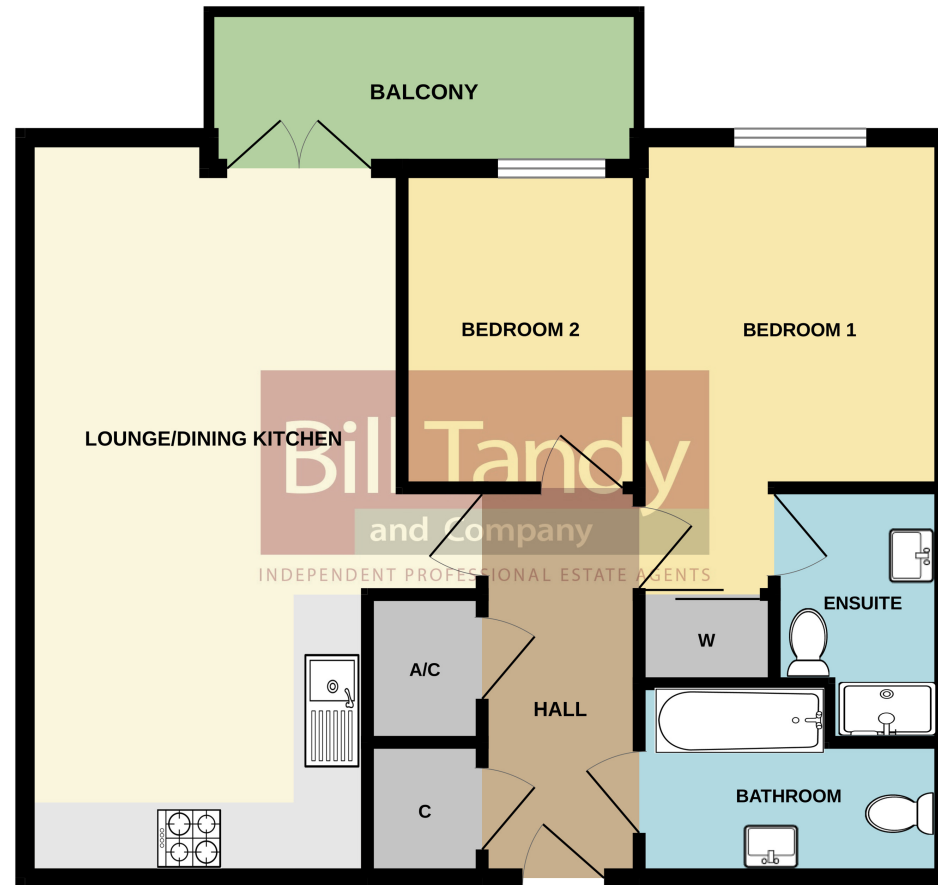
VIEWING

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.



FIRST FLOOR



17, CHANTRY COURT, SANDFORD GATE, LICHFIELD WS13 6FJ

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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