Flat 3, Three Spires House 16a Bird Street, Lichfield, Staffordshire, WS13 6PR

Bill Tandy and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£169,950

Bill Tandy and Company are delighted to offer for sale this superbly presented two bedroom penthouse apartment which is situated within a Grade 2 Listed building. The apartment was superbly modernised circa 2013 and is located in the heart of the cathedral city centre of Lichfield on Bird Street with an abundance of cafes, restaurants and shops all within walking distance. Arranged on the second floor, this apartment would ideally suit a first time purchaser and is offered on the market with no upward chain, and is approached via a communal entrance with stairs ascending to the first and second floors. On the second floor a private entrance door opens to the apartment's reception hall, there is a superb open plan generous sized lounge with kitchen, two bedrooms and shower room. There is no allocated parking to the apartment, however there is an abundance of nearby car parking facilities which offer permit parking subject to application.

COMMUNAL HALL
The property is accessed to the rear with a communal entrance door opening to the entrance hall and has a spiral staircase ascending to the first and second floors. On the second floor a private entrance door opens to the apartment.

PRIVATE ENTRANCE HALL
having a glazed panelled side window with secondary glazing, intercom system for communal door access and doors lead off to further accommodation.

OPEN PLAN LOUNGE/DINING ROOM/KITCHEN
6.50m max x 3.50m max (2.79m min) (21' 4" x 11' 6" max 9'2" min) the Lounge Area has a sash window with secondary glazing to front and wall mounted electric heater. The Kitchen Area has a range of modern base cupboards and drawers surmounted by round edge work tops and matching upstand splashback, wall mounted storage cupboards, inset stainless steel sink, built-in Hotpoint oven with Necht electric hob above and extractor fan and spaces for washing machine and fridge.

BEDROOM ONE
3.84m max x 3.28m (12' 7" max x 10' 9") having window with secondary glazing, wall mounted electric heater.

BEDROOM TWO
3.01m x 2.89m (9' 11" x 9' 6") having sash window with secondary glazing to front and wall mounted electric heater.

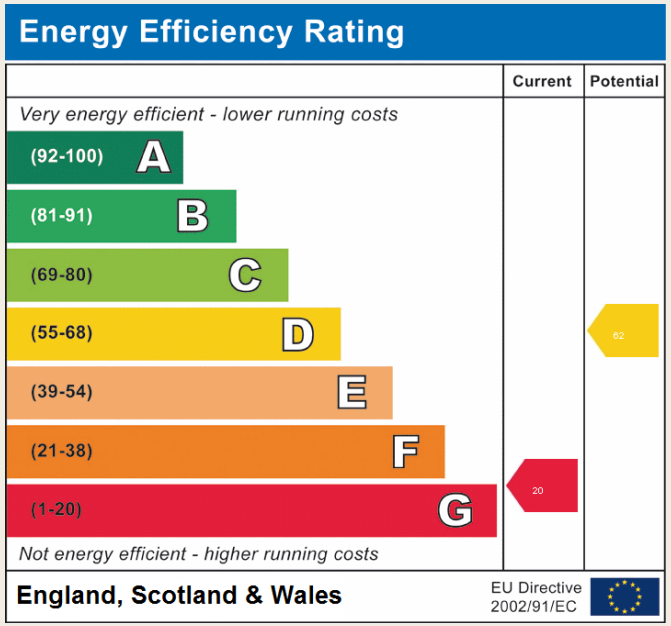
SHOWER ROOM
having chrome towel rail, suite comprising pedestal wash hand basin, low flush W.C. and shower cubicle with tiled surround and Triton shower appliance over.

OUTSIDE
There is currently no allocated parking with the property but there are various car parks in the area for which you can obtain a parking permit.

ADDITIONAL INFORMATION
The property enjoys a long lease. 999 year commencing on 06/06/2014. (leaving around 991 years remaining.

The vendor inform us that the service charge and ground rent is approximately £754 per annum. (Details should be checked and confirmed by your solicitors before legal commitment of the property)

Should you wish to let the property out - an application for a exemption can be applied for based on the property being a listed property.



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.

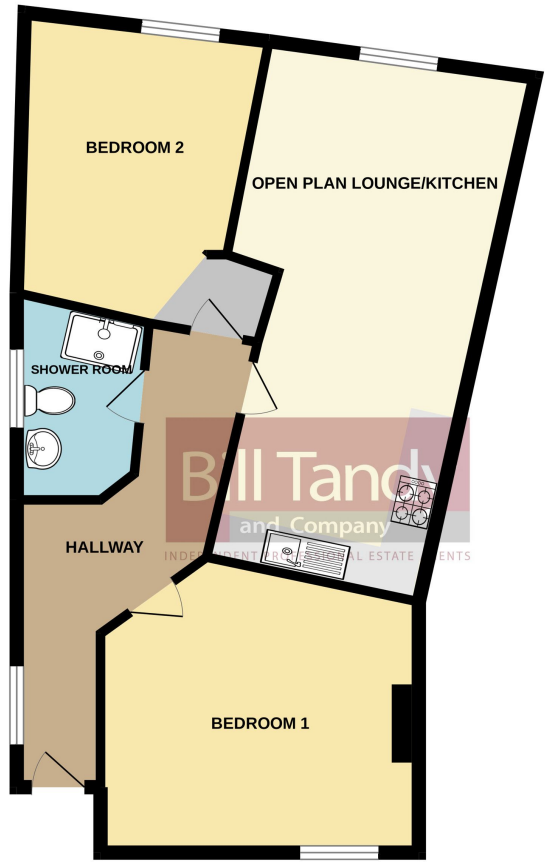
VIEWING

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.

These details represent the opinions of Bill Tandy and Co who are Agents for the Vendors. No warranty or guarantee can be given concerning the condition of this property or any part of it. These particulars do not form a contract or any part thereof. All measurements and distances are approximate and buyers are advised to instruct a Solicitor to check the Deeds, and a Surveyor to check to condition of the property.

GROUND FLOOR



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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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www.billtandy.co.uk

NAEA National Association of Estate Agents
The Property Ombudsman SALES

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