



18 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 18 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

# £240,000

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly presented second floor apartment located on the private road of Harrington Walk on this highly sought after gated development. One of the distinct features of Harrington Walk is its secluded position located off Abnalls Lane and sits adjacent to the very popular Beacon Park, with pedestrian gated access to both Beacon Park and Morrisons supermarket. The complex is a short walk away from the Cathedral city centre, via Beacon Street or the park itself. The development is approached via double gates to front and the apartment block is located immediately to the right hand side with arched entrance providing access to the rear parking area. This second floor apartment has feature views to the rear and comprises hall, lounge/dining room, breakfast kitchen, two bedrooms one having an en suite shower room and family bathroom. The property benefits from no upward chain and internal viewings are strongly recommended.



### COMMUNAL HALL AND LANDINGS

the main entrance to the apartment block is located to the rear via a communal entrance door providing access to the halls with staircases leading to the first and second floors. A private entrance door on the second floor opens to:

### PRIVATE RECEPTION HALL

having airing cupboard and doors opening to:

### LOUNGE/DINING ROOM

4.09m x 3.99m max (13' 5" x 13' 1" max) this generously sized main reception room has double glazed window to side, two radiators and coved ceiling.

### BREAKFAST KITCHEN

3.07m x 2.16m (10' 1" x 7' 1") having double glazed window to side, radiator, modern units comprising base cupboards and drawers surmounted by round edge work tops. tiled splashback surround, wall mounted storage cupboards with pelmet lighting, inset stainless steel sink, inset oven with four ring gas hob and extractor canopy above, concealed space for boiler and integrated appliances including fridge, freezer and washing machine.

### BEDROOM ONE

3.40m x 2.95m (11' 2" x 9' 8") this generously sized main bedroom has a double glazed window to rear with views over Beacon Park, radiator and two built-in double wardrobes.

### EN SUITE SHOWER ROOM

having an obscure double glazed window to side, and modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and tiling.



### BEDROOM TWO

4.37m x 3.07m (14' 4" x 10' 1") a generously sized second bedroom having double glazed window to side, radiator, a superb range of fitted bedroom furniture comprising two double wardrobes with shelving, desk/dressing table and wall mounted storage cupboards and there is loft access with pull-down ladder leading to a partly boarded loft.

### BATHROOM

having obscure double glazed window to side, radiator and modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and bath with shower head attachment.

### OUTSIDE

Harrington Walk forms part of a sought after gated development and is situated on a private road leading to the property itself. There is allocated parking and the benefit of pedestrian gates to both Beacon Park and Morrisons supermarket.

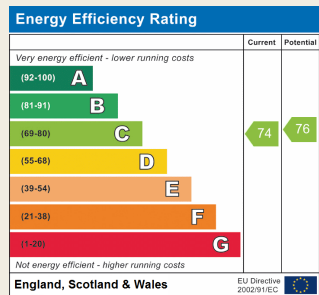
### COUNCIL TAX

Band C.



## LEASE TERMS

We understand from the vendors that the property has a 125 year lease commencing 1 January 2000 with 102 years remaining. There is a Service Charge and Ground Rent of approximately £137.00 per month. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## TENURE

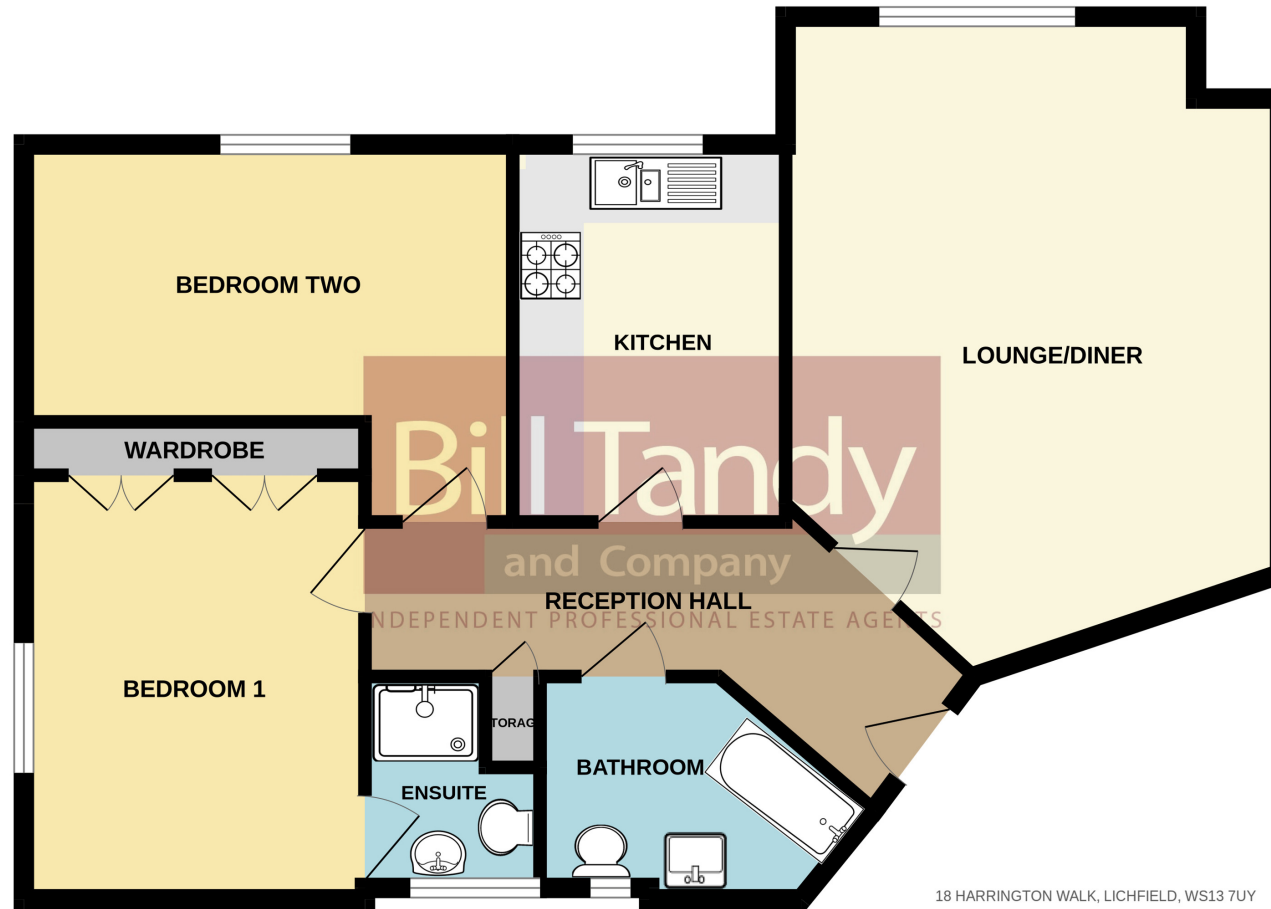
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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.

## SECOND FLOOR



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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