

Bill Tandy
and Company

Masons View, 10 The Old Stoneyard, Lichfield,
Staffordshire, WS13 6AD

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INDEPENDENT PROFESSIONAL ESTATE AGENTS

Masons View, 10 The Old Stoneyard, Lichfield, Staffordshire, WS13 6AD

£215,000

Situated in the very heart of the cathedral city of Lichfield off historic Dam Street, this exclusive gated courtyard development of just eleven properties really does have Lichfield at its fingertips. With a gated access off Dam Street and further gated access onto Cross Keys, this first floor one bedroom apartment is ideal for those looking for the convenience of a city centre lifestyle. Lichfield boasts an energetic and lively city centre with many activities centred around historic Dam Street and the cathedral. With a broad choice of shopping and leisure facilities the city centre really does offer it all. Available with the benefit of no upward chain and the potential for a speedy completion, this unique apartment must be viewed to be fully appreciated.

ENTRANCE

From the secure gated courtyard a security entrance door with key code access leads to the shared reception hall and stairwell, which leads to the first floor serving just two apartments with a double doored built-in cupboard housing the Worcester combination gas central heating boiler, storage space and light point. The attractive door to number 10 opens to:

OPEN PLAN SITTING ROOM/KITCHEN

4.92m x 3.01m (16' 2" x 9' 11") having feature real wood flooring with underfloor heating, sealed unit double glazed dormer style window to front, twin skylights to the rear, low energy downlights and T.V. and media points. The Kitchen Area has ample work surface space with base storage cupboards and drawers beneath, integrated Bosch electric oven and induction hob with Baumatic extractor fan, integrated washer/dryer, fridge, freezer and dishwasher each with matching fascias, single drainer sink unit with swan neck mixer tap, co-ordinated ceramic tiled splashbacks and spotlighting.

BEDROOM

3.19m x 2.85m (10' 6" x 9' 4") having a continuation of the wood flooring with underfloor heating, sealed unit double glazed cottage window to front, low energy downlighters, access to loft space and door to:

EN SUITE SHOWER ROOM

having feature aqua panelling, corner quadrant shower cubicle with Axor thermostatic shower fitment, pedestal wash hand basin with mono bloc mixer tap, close coupled W.C., chrome heated towel rail/radiator, electric shaver point, low energy downlighters, extractor fan, wall mirror and tiled flooring.



OUTSIDE

There is no allocated parking to the property, however there is public parking directly outside the main courtyard gate, and in the general area, and annual permits are available from Lichfield District Council.

LEASE TERMS

There is a 999-year lease from 28th January 2005 (less 3 days). There is a residents' management committee. Annual Service Charge of £966 inclusive of Ground Rent. Current reserves are considered ample for the needs of the development.

COUNCIL TAX

Band B.

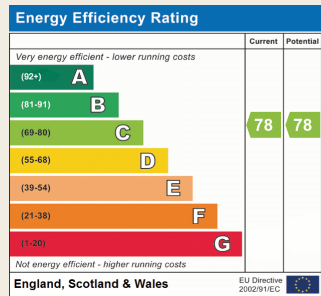
SUPPLIER INFORMATION

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

AGENTS NOTE

NB The property falls within the Lichfield City Conservation Area.





TENURE

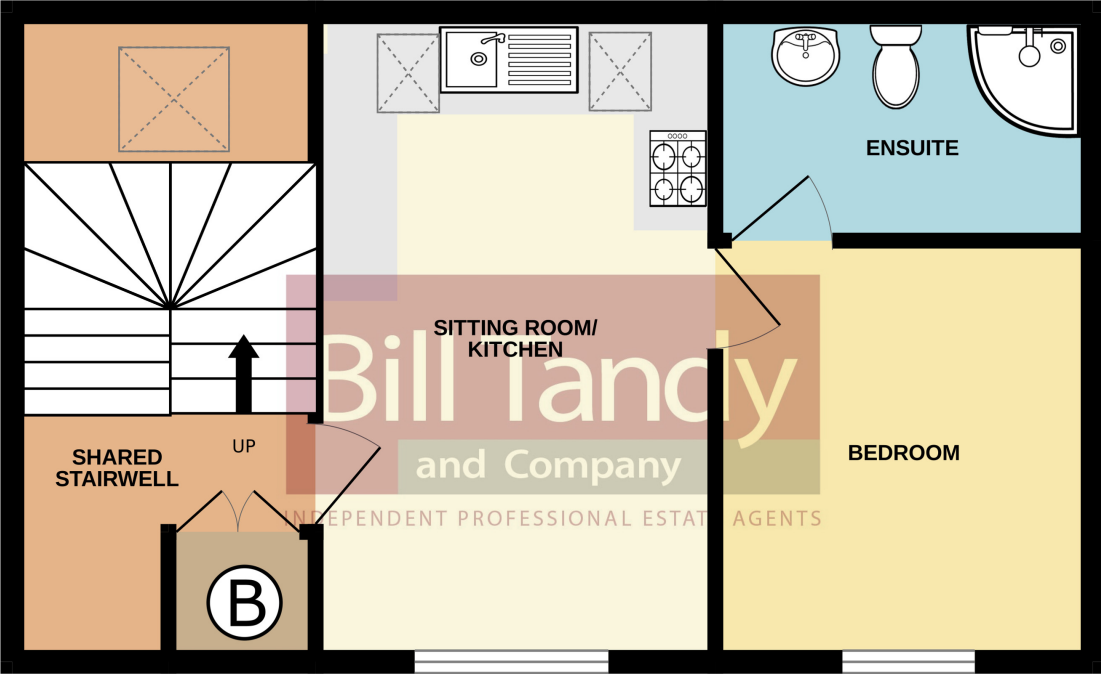
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor

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



10 THE OLD STONEYARD, LICHFIELD WS13 6AD

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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