



Bill Tandy  
and Company  
FOR SALE  
01543 419400  
billtandy.co.uk

MERCIAN  
COURT

3 Mercian Court, Maxwell Close, Lichfield, Staffordshire,  
WS13 6TZ

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS



3 Mercian Court, Maxwell Close,  
Lichfield, Staffordshire, WS13 6TZ

£49,995

Representing a 70%  
Share

**\*\* NEW PRICE AND STAR BUY \*\*** GROUND FLOOR RETIREMENT APARTMENT IN THE CITY CENTRE **\*\*** Conveniently situated within easy reach of city centre amenities, this ground floor retirement apartment for over 55's offers an excellent opportunity within the cathedral city centre. For sale with a shared ownership offering of 70% making this highly affordable property an ideal purchase with low running costs including electric heating and double glazing. Just minutes from city centre amenities, and opposite the Greenhill Health Centre, the property is perfectly positioned to take advantage of all that Lichfield cathedral city has to offer. Available with immediate vacant possession and the benefit of no upward chain, an early viewing would be strongly encouraged.



### COMMUNAL RECEPTION AREA

approached via a communal secure entrance door with intercom system and having private entrance door opening to the apartment.

### PRIVATE RECEPTION HALL

having electric night storage heater, emergency alarm system, built-in coats store cupboard with shelving and airing cupboard housing the pre-lagged hot water cylinder with linen shelving and timer.

### LIVING ROOM

4.45m x 2.66m (14' 7" x 8' 9") having modern digitally controlled electric radiator, UPVC double glazed window to front, T.V. aerial and media points, electric convector heater and opening through to:

### KITCHEN

2.81m x 2.04m max (1.65m min) (9' 3" x 6' 8" max 5'5" min) re-fitted with pre-formed work surface space with base storage cupboards and drawers, single drainer sink unit, wall mounted storage cupboards, Creda Starlight electric cooker, fridge/freezer and automatic washing machine, tiled splashbacks and UPVC double glazed window with remote opener.

### BEDROOM

3.25m max x 1.79m (10' 8" max x 5' 10") having an electric panel heater and UPVC double glazed window to front.

### SHOWER ROOM

having corner quadrant shower cubicle with tiled surround and Triton T80 electric shower fitment, pedestal wash hand basin, W.C., partial ceramic tiling, modern Dimplex digitally controlled electric radiator and towel rail.



### OUTSIDE

The property stands in communal gardens, well tended under the Service Charge agreement, and there are ample and visitor parking spaces.

### COUNCIL TAX

Band A.

### LEASE TERMS

Leasehold on a 60 year lease from 25 December 1993 with a Service Charge of approximately £1,030.00 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## TENURE

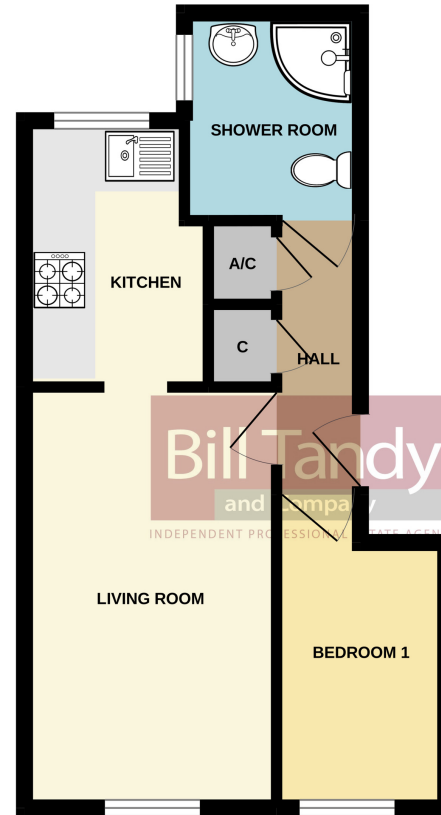
Our client advises us that the property is Leasehold on a lease of 60 years from 25 December 1993 with a Service Charge of approximately £1,030.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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



3 MERCIAN COURT, MAXWELL CLOSE, LICHFIELD WS13 6TZ

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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