



55 Andrews House, Lower Sandford Street, Lichfield,
Staffordshire, WS13 6QY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

55 Andrews House, Lower Sandford Street, Lichfield, Staffordshire, WS13 6QY

£155,000

A beautifully presented example of these lovely retirement apartments right in the heart of the cathedral city of Lichfield. Situated on the top floor of the development the views are stunning from all the windows, either overlooking the Lichfield skyline with views of the cathedral and church spires, or across to the southern aspect with countryside in the distance. The central location nestles alongside Beacon Park and is within easy walking distance of all that Lichfield city centre has to offer. Andrews House provides a lovely retirement environment with a Scheme Manager on site and excellent resident facilities including a charming lounge with kitchen, laundry and hairdressers. This immaculate apartment has been much improved with quality fixtures and fittings, upgraded heating and a modern contemporary shower room. To fully appreciate the stylish apartment, an early viewing would be strongly recommended.



ENTRANCE

A secure communal entrance door leads to the communal hallway with two lifts rising to the seventh floor apartment, and a personal entrance door opens to:

RECEPTION HALL

having electric radiator with thermostat control and door to:

LOUNGE/DINING ROOM

5.33m x 3.05m (17' 6" x 10' 0") having two contemporary electric radiators with thermostat control, secondary glazed window with front aspect across the skyline of central Lichfield with lovely views of all five spires, coving to ceiling and door to:

BREAKFAST KITCHEN

3.85m x 2.10m (12' 8" x 6' 11") having ample quartz work tops, stainless steel sink with mono bloc mixer tap, four ring electric Zanussi halogen hob, integrated fridge, freezer, dishwasher and washing machine each with matching fascias, wall mounted storage cupboards, concealed extractor hood, co-ordinated metro style tiled splashbacks, convector heater, secondary glazed window to side with far-reaching countryside views, built-in larder store cupboard with shelving and built-in airing cupboard with linen shelving and housing the hot water system.

BEDROOM ONE

4.26m x 2.91m (14' 0" x 9' 7") having secondary glazed window to front again with lovely views of the Lichfield skyline and electric convector heater with timer.

BEDROOM TWO

3.75m x 2.76m (12' 4" x 9' 1") presently used as a study and having secondary glazed window to front again with lovely views and electric radiator with thermostat control.



LUXURY RE-FITTED SHOWER ROOM

being fully tiled and having a large walk-in shower area with glazed screen and Mira electric shower fitment, pedestal wash hand basin, close coupled W.C., mirrored vanity cabinet, chrome electric heated towel rail/radiator and electric heater.

OUTSIDE

Andrews House stands on the edge of Beacon Park and has gated resident and visitor parking with unallocated spaces, and there are well tended communal gardens including an outside gazebo and gate through to the park itself.

COUNCIL TAX

Band C.

SUPPLIERS INFORMATION

Mains drainage, water and electricity connected. No mains gas. 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

The property is managed by Midland Heart and is subject to a potential purchaser meeting the criteria for residency at this Scheme (e.g. they must be 60 years of age or over, or 55 plus and in receipt of disability allowance, subject to approval by the Scheme Manager). Please note there are legal fees to be paid by the purchaser for the granting of a new extended lease if required. Should you proceed with the purchase of the property these details must be verified by your solicitor.

LEASE TERMS

We understand the property is held on a 99 year lease from 27 November 1987 and there is a Service Charge payable of approximately £3,597.00 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TENURE

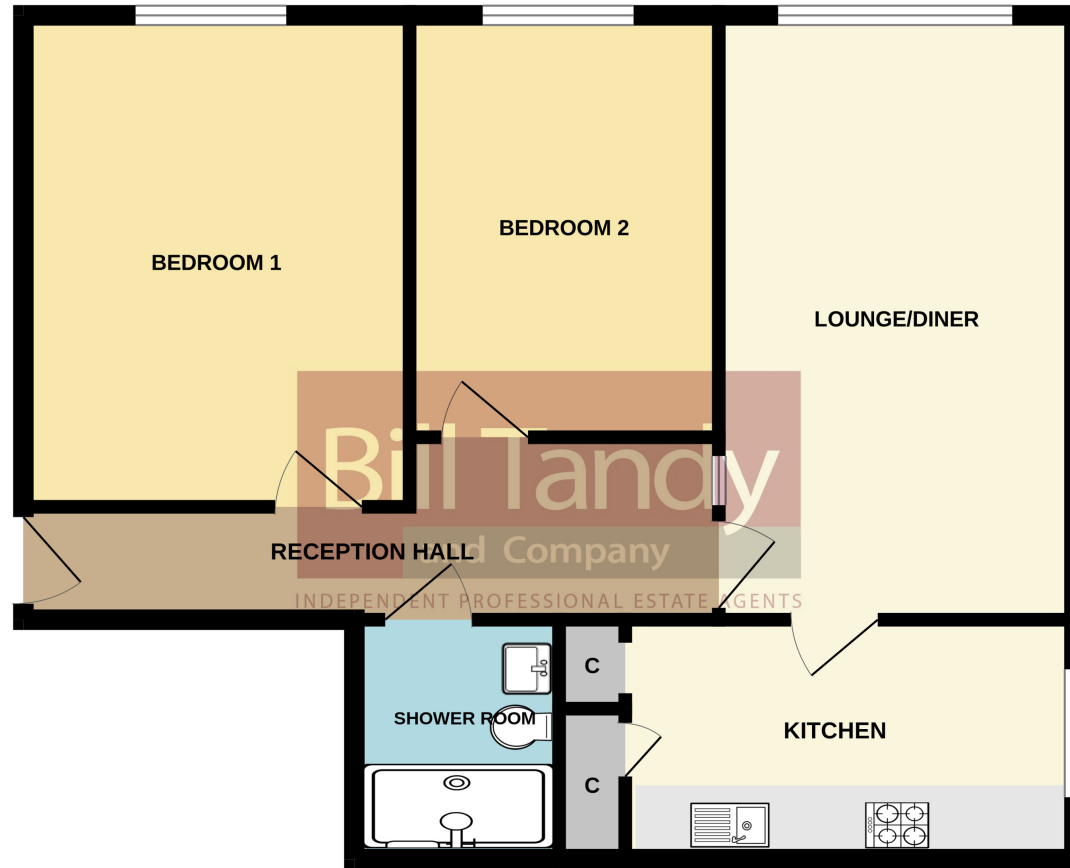
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

SEVENTH FLOOR



55 ANDREWS HOUSE, LOWER SANDFORD STREET, LICHFIELD WS13 6QY

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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