



18 Boathouse Field, Lichfield, Staffordshire, WS13 6ND

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£199,950

Bill Tandy and Company, Lichfield, are delighted to offer for sale this generously sized and superbly appointed first floor apartment located on Boathouse Field. One of the distinct features of the apartment is its lawned and tree-lined open aspect to the front, whilst there is access to the rear from Boathouse Field to the parking area. The apartment itself, which we strongly urge is viewed to be fully appreciated, comprises reception hall, lounge/dining room with bay window to side, modern fitted kitchen and bathroom and two double bedrooms. As previously mentioned, to the rear of the property is an allocated parking space together with visitor parking spaces. The property is superbly located within close proximity to the City Centre of Lichfield, offering a superb range of amenities, to include shops, and restaurants. Superb commuting links with nearby bus and train stations with train line access to London and Birmingham. The property is offered with the benefit of no upward chain and viewings are highly recommended.



COMMUNAL HALL AND LANDING

having access doors to both front and rear, and a staircase provides access to the first floor landing where a private entrance door opens to

PRIVATE RECEPTION HALL

having double doored store cupboard, radiator, ceiling spotlighting and doors open to:

LOUNGE/DINING ROOM

5.68m max x 3.15m (18' 8" max x 10' 4") this superb and generously sized main reception room has a walk-in bay window to side, two radiators and a feature fireplace having an electric fire.

KITCHEN

3.22m x 2.27m (10' 7" x 7' 5") having dual aspect double glazed windows to front and side, Ideal boiler, base cupboards and drawers surmounted by granite work tops, tiled splashback surround, one and a half bowl inset stainless steel sink unit, Bosch oven and gas hob with extractor above, inset washing machine, space for fridge/freezer and Karndean floor.

BEDROOM ONE

3.88m x 3.24m (12' 9" x 10' 8") having double glazed windows to front, radiator and two fitted wardrobes.

BEDROOM TWO

3.24m x 2.56m (10' 8" x 8' 5") having double glazed window to front and radiator.

BATHROOM

having a modern suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C., bath and shower enclosure with shower appliance over with tiled surround and radiator.



OUTSIDE

The rear of the complex is accessed via Boathouse Field and there is an allocated parking space for the apartment, and also visitor parking spaces.

COUNCIL TAX BAND C

LEASE TERMS

Our client advises us that the property is Leasehold with the lease terms of 125 years from 1/1/2007. Service charge is approximately £720 per annum with ground rent of £241.20 per annum. Details of which should be checked via your solicitors before legal commitment

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



TENURE

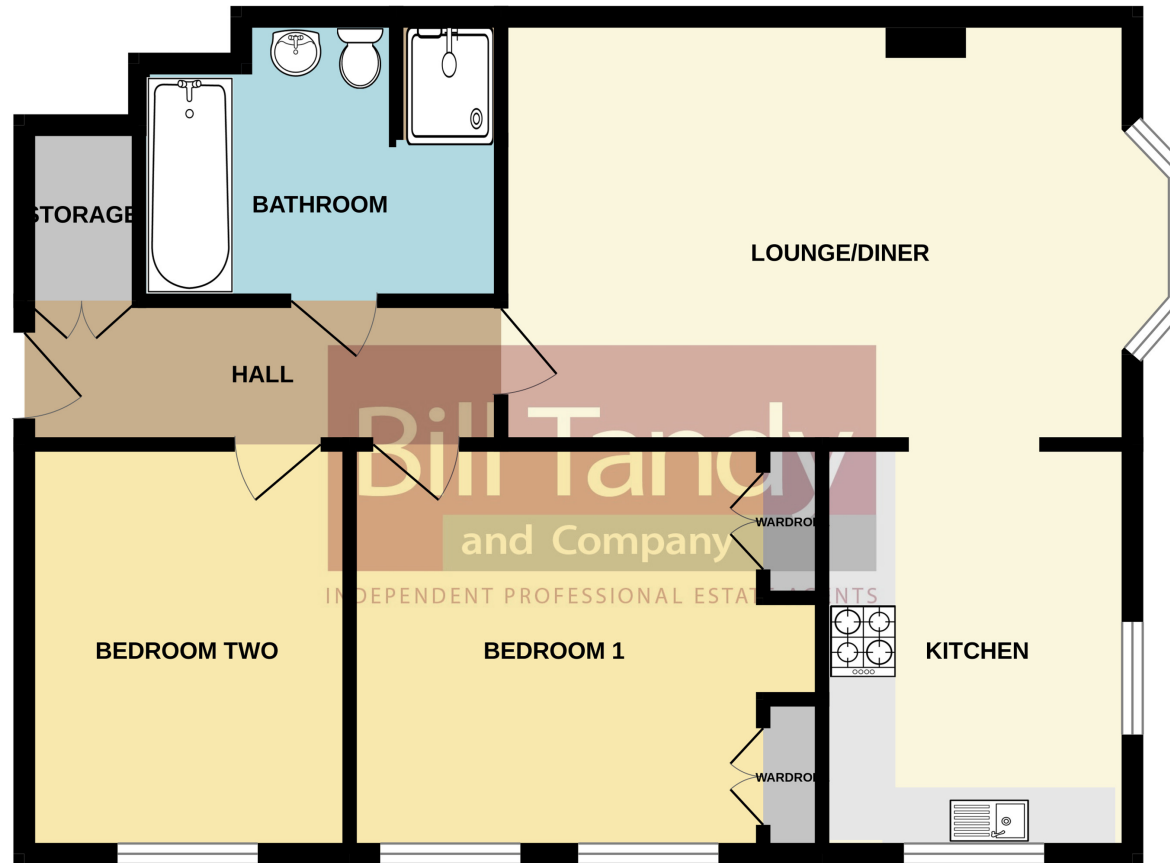
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

FIRST FLOOR



18, BOATHOUSE FIELD, LICHFIELD, WS13 6ND

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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