

Bill Tandy

1 Eastgate Court, Upper St John Street, Lichfield,
Staffordshire, WS14 9EF

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

1 Eastgate Court, Upper St John Street, Lichfield, Staffordshire, WS14 9EF

£245,000

Eastgate Court enjoys a very convenient setting close to the very heart of the cathedral city centre of Lichfield, and comprises two separate blocks of apartments with number 1 located in the front block. This ground floor apartment enjoys its own private entrance door and views of the front communal gardens, and the accommodation comprises entrance hall, generously sized lounge, dining kitchen, inner hall provides access to two generously sized double bedroom, one having an en suite shower room, and a main bathroom. There is ample resident and visitor parking set to the rear and there are well tended communal gardens. Lichfield city centre with all its amenities is only a short distance away and commuting is a breeze with easy access to the road and rail network. Viewing is strongly recommended to appreciate this immaculately presented ground floor apartment.



ENTRANCE PORCH

having its own entrance door located to the front of the complex there is a useful cloak storage area and internal door which opens to:

LIVING ROOM

4.39m x 3.80m (14' 5" x 12' 6") having radiator and double glazed window to front.

DINING KITCHEN

3.34m x 2.85m (10' 11" x 9' 4") having double glazed window to front, radiator, tiled flooring, ceiling spotlighting, a range of modern units comprising base cupboards and drawers with work tops above, tiled splashback surround, wall mounted storage cupboards, inset one and a half bowl sink, concealed space housing the Ideal boiler, double oven and grill and four ring electric hob with extractor fan above and integrated appliances including fridge/freezer, washing machine and dishwasher.

INNER HALLWAY

having store cupboard and doors leading off to:

MASTER BEDROOM

5.32m max x 3.46m (17' 5" max x 11' 4") having double glazed window to rear, radiator and useful fitted bedroom furniture comprising double wardrobe, further double wardrobes, bedside drawer units and chest of drawers. Door to:

EN SUITE SHOWER ROOM

having radiator, modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance and tiled surround and ceiling spotlighting.

BEDROOM TWO

4.34m x 2.82m (14' 3" x 9' 3") having double glazed window to rear and radiator.



BATHROOM

having radiator, ceiling spotlighting and a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with mixer tap and shower head attachment,

OUTSIDE

Eastgate Court comprises two separate blocks of apartments with number 1 being situated in the front block. The complex has private parking located in a rear courtyard comprising allocated parking for the apartment and ample visitor parking. There are well tended communal gardens maintained under a Service Charge agreement.

LEASE TERMS

Our client advises us they are extending the lease upon completion to 154 years remaining, and there is a Service Charge payable of approximately £1,168 every six months. Should you proceed with the purchase of the property these details must be verified by your solicitor.



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FURTHER INFORMATION/SUPPLIES

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

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	79	79
(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

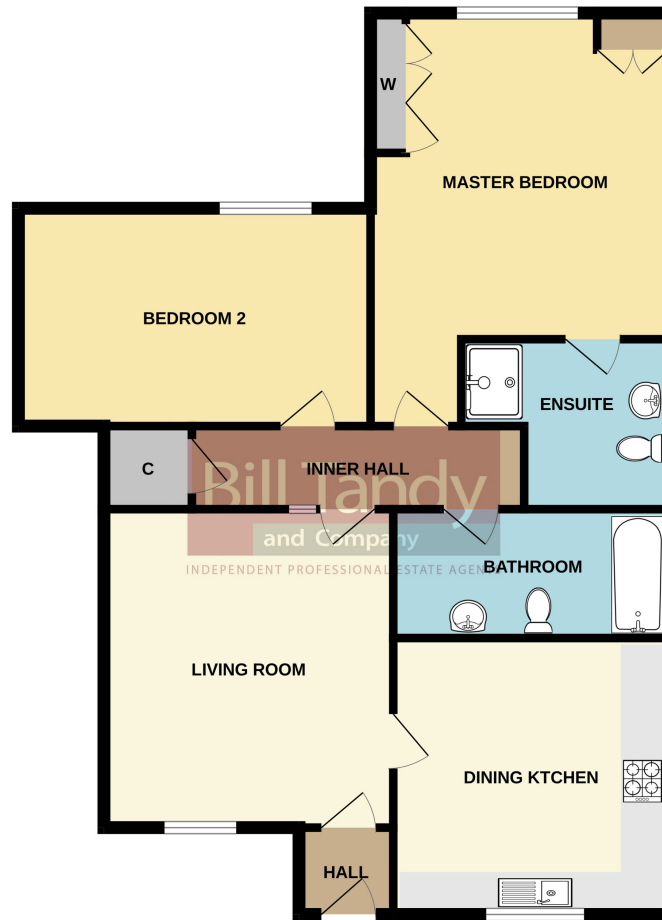
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

GROUND FLOOR



1 EASTGATE COURT, UPPER ST JOHN STREET LICHFIELD WS14 9EF

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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