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Apartment 7 Swallows Reach, Swallow Croft, Lichfield,
Staffordshire, WS13 7HS

Bill Tandy

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Apartment 7 Swallows Reach, Swallow Croft, Lichfield, Staffordshire, WS13 7HS

£165,000

Bill Tandy and Company are delighted to offer for sale this generous size ground floor apartment located within the modern apartment complex of Swallows Reach. This generous size one bedroom apartment is perfectly positioned to take advantage of local facilities including neighbouring Morrisons supermarket and Beacon Park, and the property lies within walking distance of the cathedral city centre with a broader range of shopping and leisure facilities. The apartment comprises a communal hall, private entrance door opens into a hall with useful study area, open plan lounge/diner with a modern kitchen, generous main bedroom and en-suite shower room. Externally, the property comes with an allocated parking space located to the rear with additional store shed. Internal viewings are highly recommended.



COMMUNAL ENTRANCE HALL

approached from the rear of the building and having intercom system and access to the private entrance door of number 7 which opens to:

PRIVATE ENTRANCE HALL AREA

2.27m x 2.25m (7' 5" x 7' 5") having laminate floor and airing cupboard/coat cupboard and radiator. STUDY AREA one of the distinct features of the apartment is this useful home office space located off the entrance hall having laminate floor and intercom system.

LOUNGE/DINING ROOM

5.12m x 3.41m (16' 10" x 11' 2") having double glazed window to front, radiator, laminate floor, feature media wall with recesses ideal for T.V. or shelving and square archway opens to:

KITCHEN

3.80m x 2.32m (12' 6" x 7' 7") having double glazed window to front, Ideal Logic boiler with Hive system, laminate floor, radiator, a range of kitchen units comprising base cupboards and drawers with preparation tops above, tiled surround and wall mounted cupboards with under-cupboard lighting, inset stainless steel one and a half bowl sink with drainer and swan neck mixer, inset Swan oven with four ring gas hob above, glass splashback and Bosch extractor fan and spaces ideal for washing machine, tumble dryer and fridge/freezer.

BEDROOM ONE

4.00m max x 3.39m (13' 1" max x 11' 1") having double glazed window to rear and radiator. The free-standing wardrobe may be included (subject to purchasers requirements). Door opens to:



EN SUITE SHOWER ROOM

2.03m x 1.87m (6' 8" x 6' 2") having obscure double glazed window to rear, radiator, suite comprising wall mounted wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over and laminate floor.

OUTSIDE

The apartment has the benefit of an allocated parking space positioned to the rear of the complex. The vendor informs us that a storage shed is also allocated to the apartment.

LEASE TERMS

We understand the apartment is held on a 125 year lease commencing from 1 January 2001 and is subject to a Service Charge of approximately £831.00 payable every six months and an annual Ground Rent of £200.00. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX

Band B.



FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please check the Ofcom website. For further information please refer to Key Facts for Buyers.

ANTI-MONEY LAUNDERING AND ID CHECKS

Once an offer is accepted on a property marketed by Bill Tandy and Company Estate Agents we are required to complete ID verification checks on all buyers, and to apply ongoing monitoring until the transaction ends. Whilst this is the responsibility of Bill Tandy and Company, we may use the services of Guild 365 or another third party AML compliance provider. This is not a credit check and therefore will have no effect on your credit history. You agree for us to complete these checks. The cost of these checks is £30.00 including VAT per buyer. This is paid in advance when an offer is agreed and Once an offer is accepted on a property marketed by Bill Tandy and Company Estate prior to a sales memorandum being issued. This charge is non-refundable.



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.

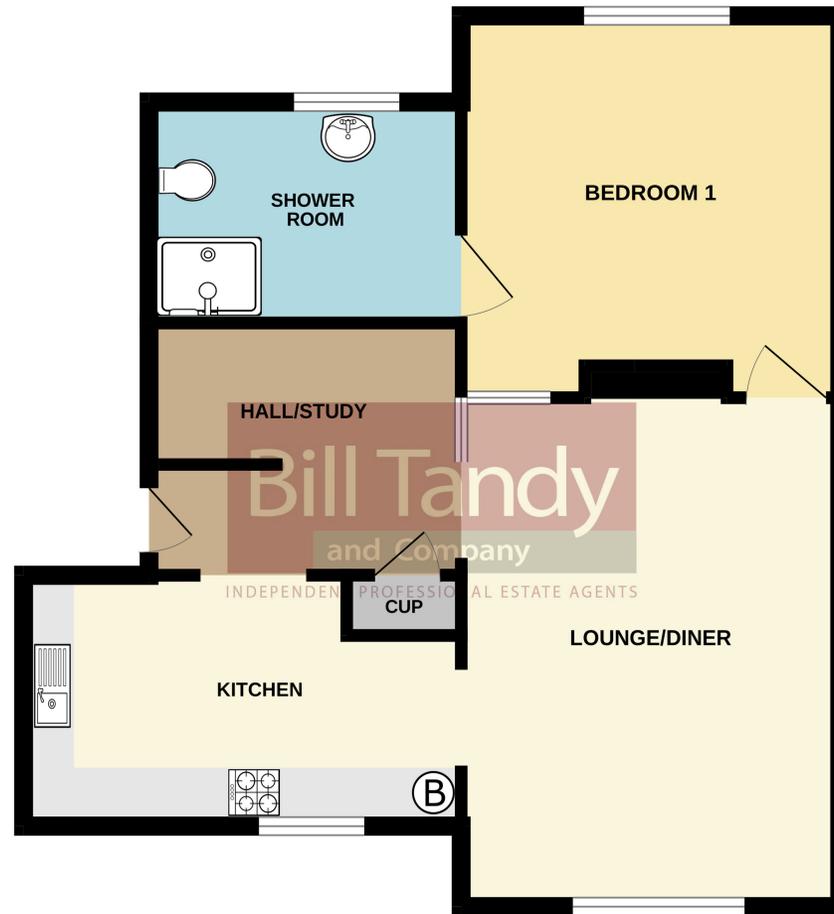
VIEWING

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



7 SWALLOWS REACH, LICHFIELD, WS13 7HS

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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