



8 Harrington Walk, Lichfield, Staffordshire, WS13 7UY

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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£250,000 Offers Over

Bill Tandy and Company, Lichfield, are delighted to offer for sale this superbly presented and corner positioned first floor apartment located in a desirable apartment block on Harrington Walk, situated on a private road on this highly sought after gated development. One of the distinct features of the property is its superb setting located off Abnalls Lane and sitting adjacent to the very popular Beacon Park with security pedestrian gates providing access from the development to Beacon Park and Morrisons supermarket. The complex is a short walk away from the cathedral city centre via Beacon Street or the park itself. The development is accessed via double electrically operated gates with the apartment block being located immediately to the right hand side with arched entrance. With the benefit of no upward chain the apartment comprises reception hall, 'L' shaped open plan lounge/dining room, modern kitchen, modern bathroom and two bedrooms, one having an en suite shower room. There is allocated parking to the rear and there are visitors parking spaces to the left hand side of the complex.



COMMUNAL HALL AND LANDINGS

the communal hall is approached via a rear entrance door and has intercom system and stairs to the first floor where a private entrance door opens to the apartment.

PRIVATE RECEPTION HALL

having useful store cupboard and doors opening to:

'L' SHAPED LOUNGE/DINING ROOM

6.54m x 3.90m max (21' 5" x 12' 10" max) this generously sized open plan lounge/dining room has double glazed windows to front and side and two radiators.

MODERN KITCHEN

2.69m x 2.41m (8' 10" x 7' 11") having double glazed window to side, a range of modern kitchen units comprising base cupboards and drawers surmounted by round edge work tops, tiled splashback surround, wall mounted cupboards with under-unit lighting, inset stainless steel one and a half bowl sink with swan neck mixer tap, plate rack above, inset oven with four ring hob and extractor fan above, integrated fridge, freezer and washing machine and concealed space for boiler.

BEDROOM ONE

3.89m x 3.20m (12' 9" x 10' 6") having double glazed window with views to side, radiator, useful built-in double wardrobe and door to:

EN SUITE SHOWER ROOM

2.65m max x 1.44m max (8' 8" max x 4' 9" max) having double glazed window to front, radiator and modern suite comprising pedestal wash hand basin with half ceiling height tiled splashback surround, low flush W.C. and shower enclosure with shower over.

BEDROOM TWO

2.87m x 2.68m (9' 5" x 8' 10") having double glazed window to side and radiator.



BATHROOM

2.64m x 2.06m (8' 8" x 6' 9") having double glazed window to side, radiator and modern white suite comprising pedestal wash hand basin with tiled splashback surround, low flush W.C. and bath with shower head attachment and ceiling spot lighting.

OUTSIDE

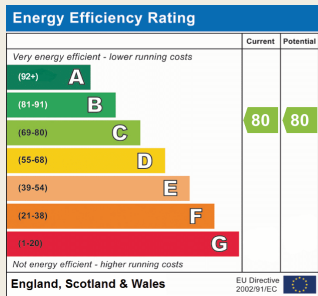
Harrington Walk forms part of a sought after gated development and is situated on a private drive leading to the property itself. There is allocated parking and visitor spaces, and there is the benefit of pedestrian gates to both Beacon Park and Morrisons supermarket.

COUNCIL TAX

Band C.

LEASE DETAILS AND CHARGES

The property enjoys a 125 years lease commencing the 1st January 2000. The owner has informed us that the service charge is approximately £1667 per year with a ground rent of £368 per year. Details of which should be checked via your solicitors before legal commitment.

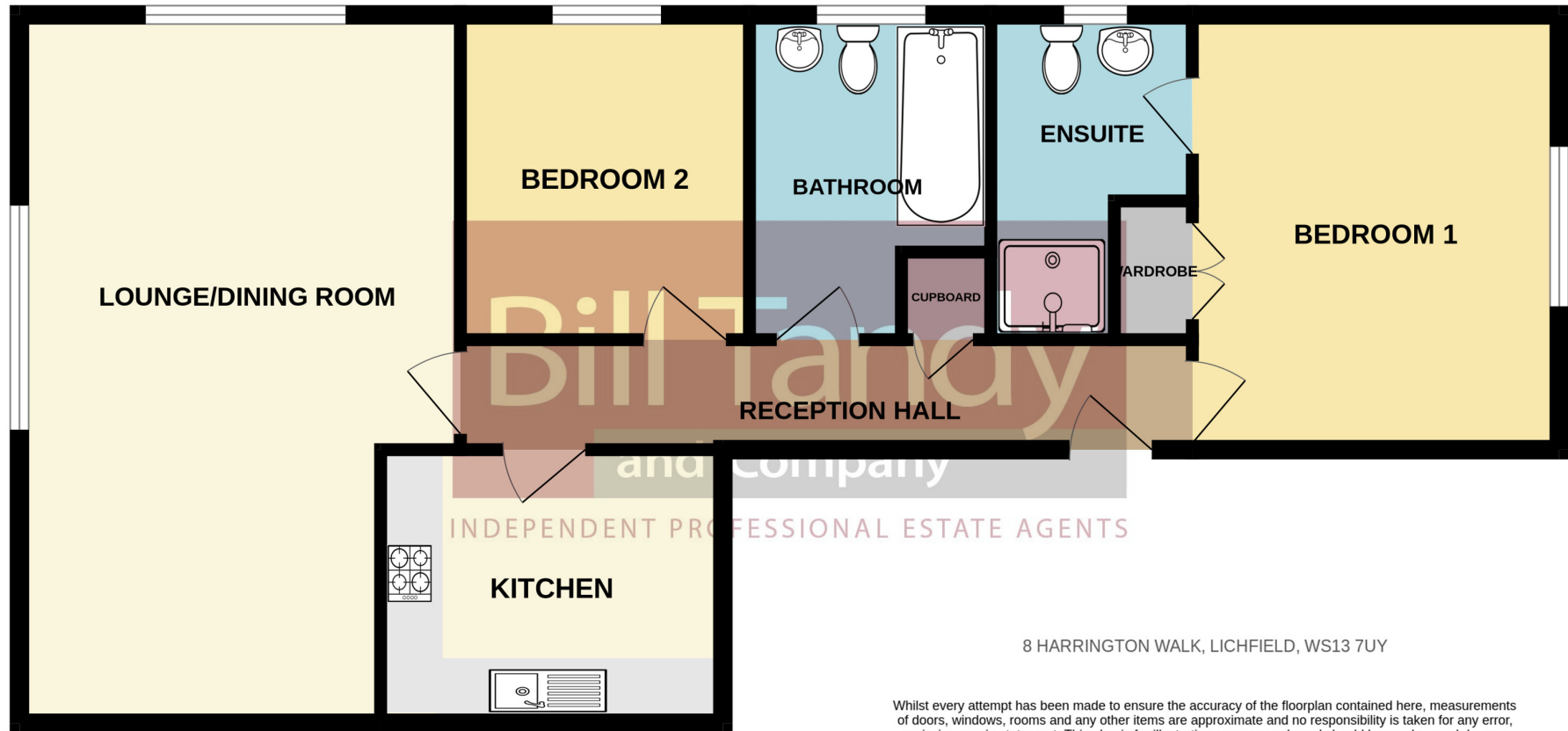


VIEWING

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



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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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