



DRAFT

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

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

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

£230,000

Eastgate Court comprises just two distinct and characterful buildings that have been built each comprising of four luxury apartments. The apartment we have available is situated on the front with a private first floor setting, and is available with the benefit of no upward chain and potential for an early completion. Standing in its gorgeous and well maintained gardens, Eastgate Court is approximately a ten minute walk from Lichfield city centre amenities, and is perfect to take full advantage of all that the cathedral city has to offer. Situated just off Upper St John Street, one the principal thoroughfares of Lichfield, the property is perfect for commuting with quick access to the superb road and rail network. Lichfield boasts a broad choice of shopping and leisure facilities including the popular Market Square, Garrick Theatre, library, bus and rail stations. Rarely available, this fine first floor apartment must be viewed internally to be fully appreciated.



RECEPTION VESTIBULE

approached via a half glazed door and having radiator and stairs rising to the first floor.

HALLWAY

having access to loft space with pulldown ladder, built-in cloaks storage cupboard and doors leading off to further accommodation.

GENEROUS LIVING ROOM

5.00m max (4.00m min) x 4.44m (16' 5" max 13'1" min x 14' 7") having two UPVC double glazed windows to front, double radiator, coving, wall light points and door to:

FITTED KITCHEN

3.43m x 3.00m (11' 3" x 9' 10") having ample work surface space with wooden edge trim and base storage cupboards and drawers, matching wall mounted storage cupboards, co-ordinated tiled splashbacks, built-in Bosch electric double oven with four ring electric ceramic hob and extractor hood, integrated fridge and freezer, dishwasher and washing machine each with matching fascia doors, one and a half bowl sink unit with mixer tap, wall mounted combination Ferroli gas central heating boiler with integral timer, low energy downlighters, tiled flooring, radiator and UPVC double glazed window to front.

MASTER BEDROOM

4.42m x 3.56m (14' 6" x 11' 8") having a range of fitted bedroom furniture providing excellent wardrobe space with side matching chests of drawers and bedside tables, UPVC double glazed window to rear, double radiator, coving, wall light points and door to:

LUXURY EN SUITE SHOWER ROOM

having large walk-in tiled shower cubicle with thermostatic shower fitment, W.C., pedestal wash hand basin with mono bloc mixer tap, co-ordinated ceramic wall tiling, radiator and mirrored vanity cupboard.



BEDROOM TWO

4.45m x 2.96m (14' 7" x 9' 9") having UPVC double glazed window to rear, radiator, coving and T.V. aerial point.

BATHROOM

3.00m x 2.00m (9' 10" x 6' 7") a generous sized bathroom having panelled bath with mixer tap and shower attachment, W.C., pedestal wash hand basin with mono bloc mixer tap, co-ordinated ceramic half tiling, electric shaver/light unit and double radiator.

OUTSIDE

There is ample parking with allocated resident and visitor parking spaces. The communal gardens are well maintained with established shrubs and trees.



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C	70	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

VIEWING

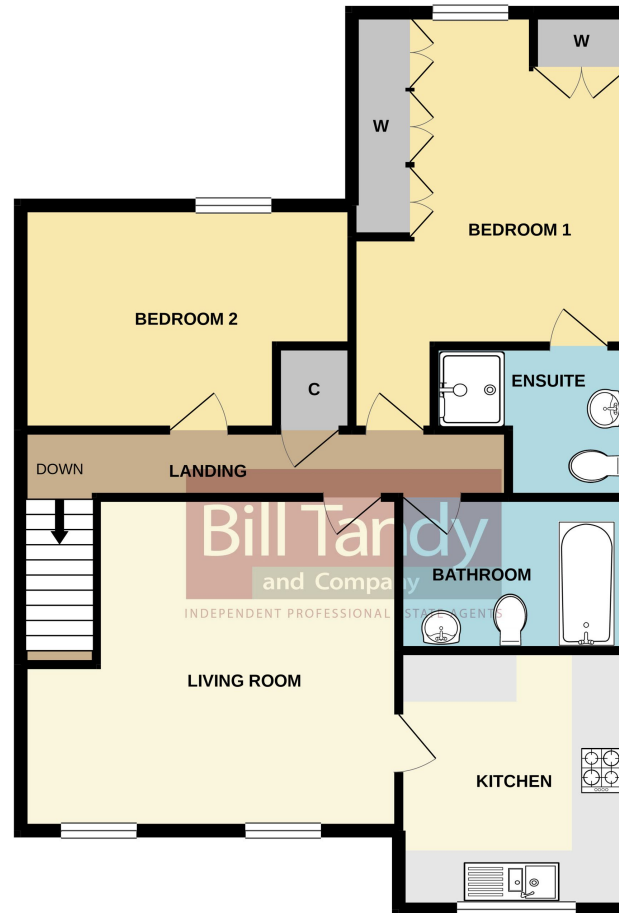
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

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.

FIRST FLOOR



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 here have not been tested and no guarantee as to their operability or efficiency can be given.
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