



Apartment 46 Kensington Oval, Boathouse Field,
Lichfield, Staffordshire, WS13 6NR



**Apartment 46 Kensington Oval,
Boathouse Field, Lichfield,
Staffordshire, WS13 6NR**

£213,000

Offers in excess of

The location of the impressive and iconic Kensington Oval building, close to the very heart of the cathedral city of Lichfield, makes this a particularly desirable residential location. With resonances of Bath's Royal Crescent this building has dominated the entrance to Lichfield for some years with its unique and interesting design statement. From its impressive foyer entrance standing beyond its wide pillared and canopied approach, the inner doors open to a stunning stairwell with lifts rising to each floor. This penthouse apartment lies on the third floor with the lift only servicing this and one other apartment, and enjoys a rear facing aspect with far-reaching views across the western Lichfield skyline. Truly an ideal location for those making the most of a convenient town centre lifestyle, and ideal for both an owner/occupier and a potential investment for buy to let.



ENTRANCE FOYER

approached via a secure entrance door into the magnificent foyer approach to the third floor apartment with lift access leading to the third floor which services just this and one other apartment, where a private entrance door opens to:

ENTRANCE VESTIBULE

with double radiator, downlighters and inner door to:

HALLWAY

having built-in coats storage cupboard, double radiator, low energy downlighters and door to:

FABULOUS OPEN PLAN LIVING ROOM KITCHEN

Living Room Area 4.90m x 4.30m (16' 1" x 14' 1") having double glazed sash style dormer window to rear with far-reaching views and two double radiators.

Kitchen Area 3.24m x 2.60m (10' 8" x 8' 6") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards including bottle racking, under-cupboard lighting, co-ordinated ceramic wall tiling, integrated fridge/freezer, dishwasher and washer/dryer each with matching fascias, Bosch electric oven with four ring induction hob and extractor hood, one and a half bowl stainless steel sink unit with mixer tap, extractor fan, downlighters and co-ordinated ceramic wall tiling.

BEDROOM ONE

3.80m x 3.10m (12' 6" x 10' 2") having double doored fitted wardrobe, double radiator, double glazed sash style dormer window to rear again with the far-reaching views, downlighters and door to:



EN SUITE SHOWER ROOM

having a quadrant shower cubicle with thermostatic shower fitment, pedestal wash hand basin, W.C., partial co-ordinated ceramic wall tiling, downlighters, extractor fan, radiator and electric shaver point.

BEDROOM TWO

3.80m x 2.60m (12' 6" x 8' 6") another double room having double glazed sash style dormer window to rear, double radiator and double doored built-in wardrobe.

BATHROOM

having a panelled bath with tiled surround and wall mirror, pedestal wash hand basin with tiled surround and splashback, W.C., downlighters, extractor fan, electric shaver point, radiator and cupboard housing the central heating boiler which will be an electric boiler running the radiator system.



OUTSIDE

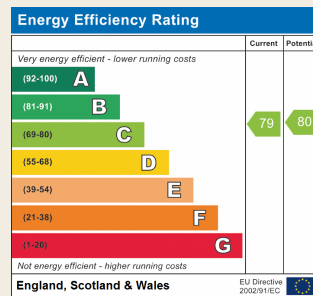
There are two allocated parking spaces for the apartment, together with ample visitor parking. Kensington Oval sits in attractive landscaped gardens with gated vehicular entrance with resident parking at the rear and general visitor parking to the front and side. The gardens are well maintained under a Service Charge agreement.

COUNCIL TAX

Band C.

LEASE TERMS

The lease was created for 125 years on 1 January 2006 therefore with approximately 109 years remaining subject to a Service Charge currently of £146.00 per month, and a Ground Rent of £.313.13 per annum . Should you proceed with the purchase of the property these details must be verified by your solicitor.



TENURE

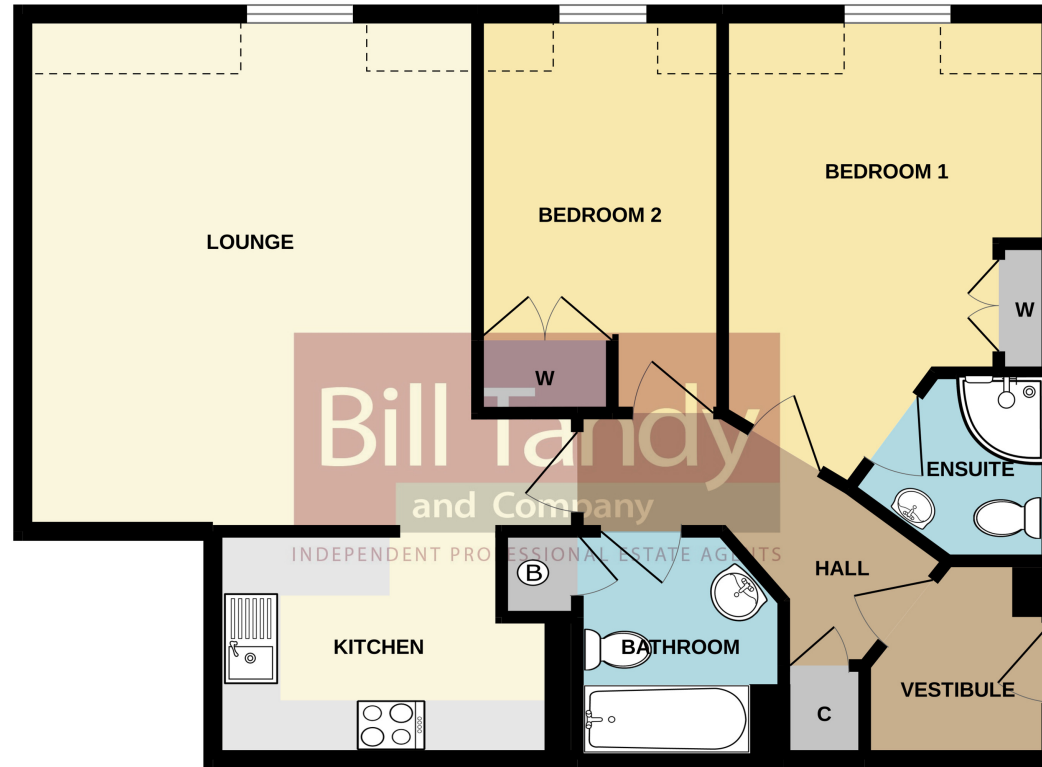
Our client advises us that the property is Leasehold . Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



46 KENSINGTON OVAL, LICHFIELD WS13 6NR

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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Bill Tandy

and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS