



Flat 27 Sarah Siddons House Wade Street, Lichfield,
Staffordshire, WS13 6HL

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Flat 27 Sarah Siddons House Wade Street, Lichfield, Staffordshire, WS13 6HL

£75,000

Offers in Region of

Designed for the retired buyer these very affordable retirement apartments enjoy a particularly convenient central location in the very heart of the cathedral city of Lichfield. With all the Lichfield facilities quite literally on your doorstep the property could be barely be better located. Situated on the second floor the apartment is on the front of the building with a pleasant sunny front aspect, perfect for enjoying Lichfield's busy street scene. This well designed development is geared for older retired buyers with a residents lounge forming the hub of the development with many optional activities organised throughout the year. Overseen by a Scheme Manager and managed by R and R Property Management Company, the apartments always prove popular in the market. To fully appreciate this excellent apartment an early viewing would be encouraged.



ENTRANCE

From the second floor public landing a personal entrance door opens to the apartment.

PRIVATE RECEPTION HALL

having electric night storage heater, 'phone entry system and alarm button and built-in useful storage cupboard with light and hot water cylinder.

SITTING ROOM

4.82m x 3.23m (15' 10" x 10' 7") having sealed unit double glazed window to front, electric storage heater, wall mounted pebble effect electric fire, coving to ceiling and archway to:

KITCHEN

2.27m x 1.66m (7' 5" x 5' 5") having work surface space with base white doored storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, tiled splashbacks, space for cooker and fridge/freezer, extractor fan and fluorescent light strip.

BEDROOM

3.81m x 2.67m (12' 6" x 8' 9") having built-in double wardrobe with bi-fold doors, coving to ceiling and sealed unit double glazed window to front.

BATHROOM

having suite comprising panelled bath with Triton electric shower fitted over and folding shower screen, pedestal wash hand basin and low level W.C., partial ceramic wall tiling, extractor fan, electric shaver/light unit and wall mirror with vanity cupboard.

COUNCIL TAX

Band B.



LEASE TERMS

Leasehold with a Service Charge currently standing at £209.00 per calendar month. Should you proceed with the purchase of the property these details must be verified by your solicitor.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	75	78
(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 with a Service Charge currently standing at £209.00 per calendar month. Should you proceed with the purchase of the property these details must be verified by your solicitor.

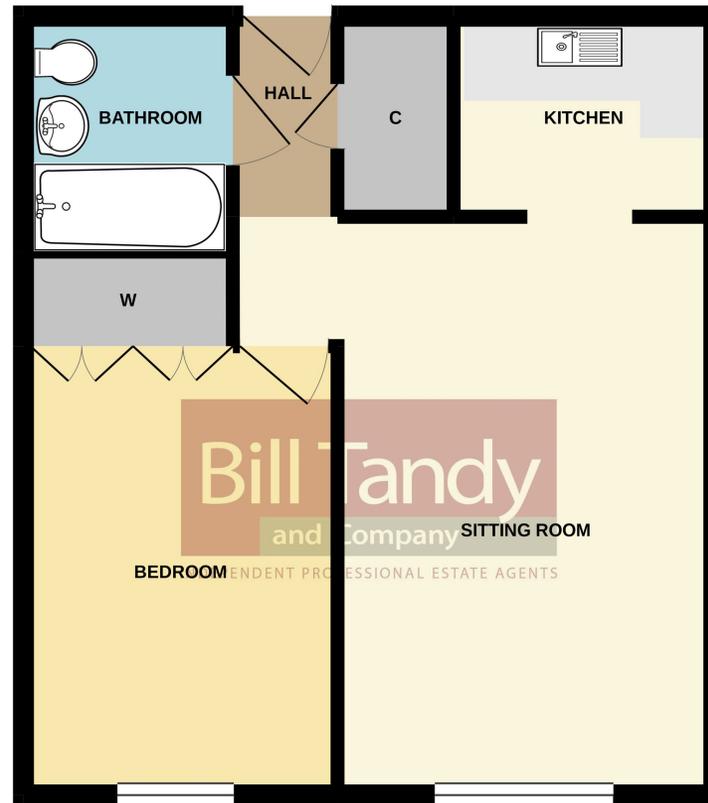


VIEWING

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.

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