



Apartment 131 Beacon Park Village, Lower Sandford
Street, Lichfield, Staffordshire, WS13 6JZ

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Apartment 131 Beacon Park Village, Lower Sandford Street, Lichfield, Staffordshire, WS13 6JZ

£360,000

Situated in the highly respected Beacon Park Retirement Village, nestled alongside Beacon Park, this superbly proportioned first floor apartment offers a very well planned accommodation layout. The spacious entrance hall gives way to a generous 'L' shaped living room with sliding patio doors opening on to the glass panelled balcony overlooking the courtyard. The kitchen is well fitted and with ample space for a breakfast table, whilst the large principal bedroom has a generous en suite shower room. In addition the second bedroom is well served by the equally spacious main bathroom. Designed for age 55 years and over the facilities provided by the village are outstanding, with a range of interests catered for, over and above the usual retirement development facilities. The village also has the provision to provide care packages to cater for most health needs up to, but not including, nursing. Further details can be made available on request. Available with vacant possession an early viewing of this fine example of a retirement apartment is strongly recommended.



SPACIOUS RECEPTION HALL

4.30m x 3.30m (14' 1" x 10' 10") approached via a personal entrance door and being a lovely entrance to the property having coving to ceiling, large built-in store cupboard, video access screen for secure main entrance and door to:

SPACIOUS 'L' SHAPED LIVING ROOM

4.80m max x 4.63m (3.79m min) (15' 9" max x 15' 2" 12' 5" min) a lovely bright sunny room overlooking the courtyard having a central decorative fireplace with marble effect hearth and backing, double radiator, wall light points, coving, double glazed window to rear and double glazed sliding patio doors opening to the timber and glazed BALCONY with lovely views over the central garden courtyard.

KITCHEN

5.12m max x 3.68m max (16' 10" max x 12' 1" max) again a very spacious breakfast kitchen with ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, built-in fridge and freezer with matching fascia, integrated Zanussi electric oven with four ring electric hotplate and concealed extractor, space and plumbing for washing machine, integrated Bosch dishwasher with matching fascia, pantry store cupboard, two windows overlooking the internal "street", low energy downlighters, tiled splashbacks, under-cupboard down lighting, ceramic floor tiling and ample space for breakfast table.

BEDROOM ONE

5.76m x 3.20m (18' 11" x 10' 6") a large double bedroom having double doored built-in wardrobe, double glazed window overlooking the garden courtyard, coving to ceiling, double radiator and door to:

LUXURY EN SUITE SHOWER ROOM

3.20m x 2.20m (10' 6" x 7' 3") having shower area with thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, vanity cabinet with mirror and vanity lighting, radiator, aqua-panelling to walls and extractor.



BEDROOM TWO

3.55m x 2.26m (11' 8" x 7' 5") having double glazed window overlooking the garden courtyard, radiator and coving.

PRINCIPAL SHOWER ROOM

again designed as a wet room having large shower area with thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, radiator, extractor fan, aqua-panelling to walls, and low energy downlighters.

COUNCIL TAX

Band B.

LEASE TERMS

We understand the current Service Charge for the period April 2026 to March 2027 is in the sum of £858.64 per calendar month. We understand the Service Charge includes all gas, electricity and water charges and the complex is run by Bromford Housing Association Limited. Any further enquiries can be directed to them for clarification. A retirement living application form, supplied by Bromford Housing, must be completed by an interested purchaser and copies are available from our office. We are advised that, subject to approval by Bromford Housing, existing pets may be allowed to be kept at the property on a case by case basis. Should you proceed with the purchase of the property these details must be verified by your solicitor.

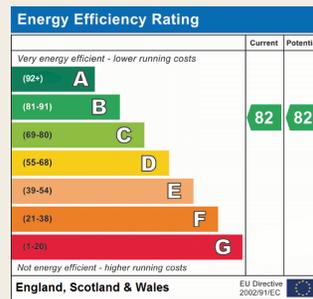


FURTHER INFORMATION/SUPPLIES

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

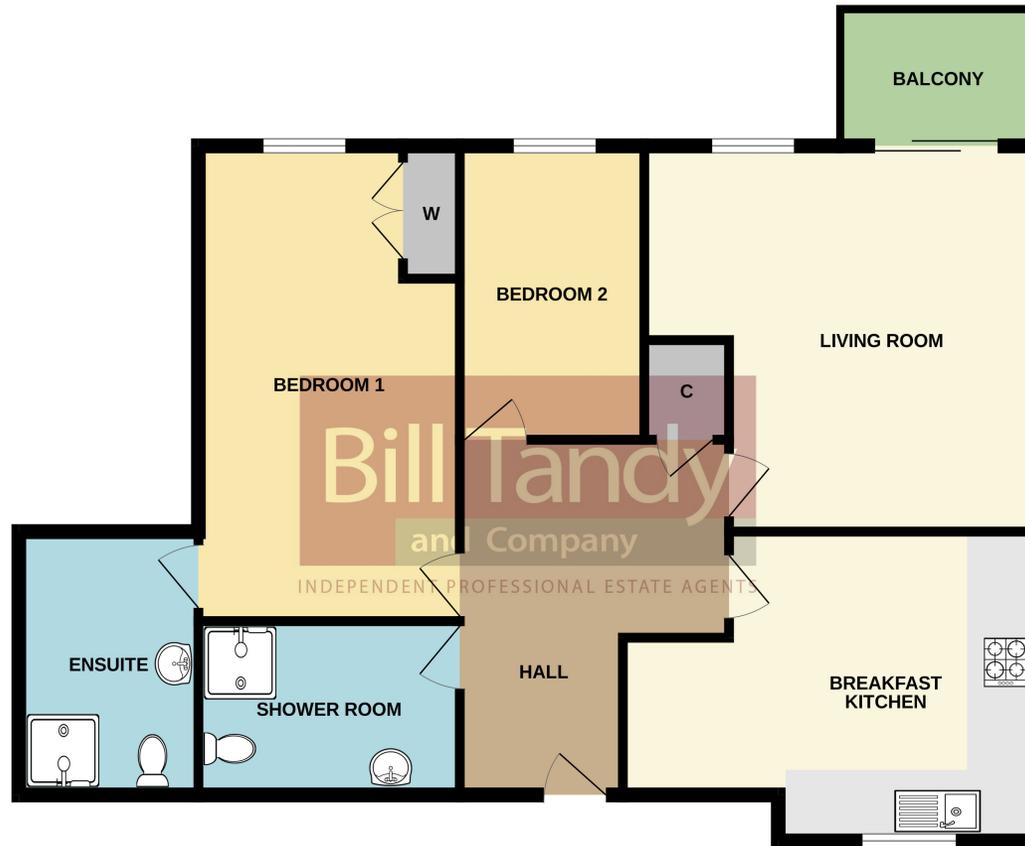
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

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.

FIRST FLOOR



131 BEACON PARK VILLAGE, LOWER SANDFORD STREET, LICHFIELD WS13 6JZ

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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