



Apartment 8 Beacon Park Village, Lower Sandford Street,
Lichfield, Staffordshire, WS13 6JN

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

Apartment 8 Beacon Park Village, Lower Sandford Street, Lichfield, Staffordshire, WS13 6JN

£125,000 50% Share

Situated in the highly respected Beacon Park retirement village, this superbly proportioned ground floor apartment offers a very generously sized living room, well fitted kitchen and two good bedrooms. The shower room has been recently re-fitted with aqua panelling and wet room flooring. 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. To fully appreciate this outstanding apartment available for sale with a 50% shared ownership, an early viewing would be strongly recommended.



MAIN RECEPTION FOYER

approached via a secure entrance and having secure doors accessing the residential apartments. Apartment 8 is located on the ground floor and has a private entrance door which opens to:

IMPRESSIVE RECEPTION HALL

a superb sized entrance to the apartment having ample room to store a mobility scooter, coving, built-in coats storage cupboard with hanging space and shelving, further large storage cupboard with shelving and light and door to:

LOUNGE

4.96m x 3.64m (16' 3" x 11' 11") having UPVC double glazed French door and side screen opening to outside, central Adam style fire surround, coving and multi media connection points.

FITTED KITCHEN

3.64m x 2.68m (11' 11" x 8' 10") having ample pre-formed work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, single drainer sink unit with mixer tap, built-in Zanussi electric oven with four ring electric hob and concealed extractor fan, integrated fridge and freezer with matching fascias, space and plumbing for washing machine, co-ordinated tiled splashbacks, under-cupboard lighting, low energy downlighters, tiled flooring and window overlooking the corridor to the front.

BEDROOM ONE

4.41m x 3.49m (14' 6" x 11' 5") having UPVC double glazed window to rear, radiator, built-in double wardrobe and coving.

BEDROOM TWO

3.00m x 2.31m (9' 10" x 7' 7") having radiator, double glazed window to rear and coving.



RE-FITTED SHOWER WET ROOM

having wet room flooring and aqua panelling to walls, shower area having a thermostatic shower fitment, close coupled W.C., pedestal wash hand basin, wall mounted vanity cabinets, extractor fan, radiator and low energy downlighters.

OUTSIDE

Beacon Park Village stands in communal grounds with a pleasant garden courtyard, and a parking space is available for rent (subject to availability).

COUNCIL TAX

Band C.

FURTHER INFORMATION/SUPPLIES

Mains drainage, water, electricity and gas connected. For broadband and mobile phone speeds and coverage, please refer to the website below:

<https://checker.ofcom.org.uk/>



LEASE TERMS

Our client advises us that the property is Leasehold and we understand the current Service Charge for the period April 2025 to March 2026 is in the sum of £1,054.73 per calendar month. This is made up of £321.45 rent for the 50% share and £733.28 for the Service Charge. We understand the Service Charge includes all gas, electricity and water charges and the complex is run by Bromford Housing Association Limited and any further enquiries can be directed to them for further clarification. We understand a retirement living application form, supplied by Bromford Housing, would be required to be completed by any interested purchaser, and copies are available from our office. Should you proceed with the purchase of the property these details must be verified by your solicitor.



SHARED OWNERSHIP

The property is available with a 50% shared ownership option, with the further option to staircase up to 75% of the full value which would be the highest percentage available to own. There will be further costs applicable should this option be exercised, with further details available from Bromford Housing. 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+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 80 | 80 |
| (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. Should you proceed with the purchase of the property these details must be verified by your solicitor.

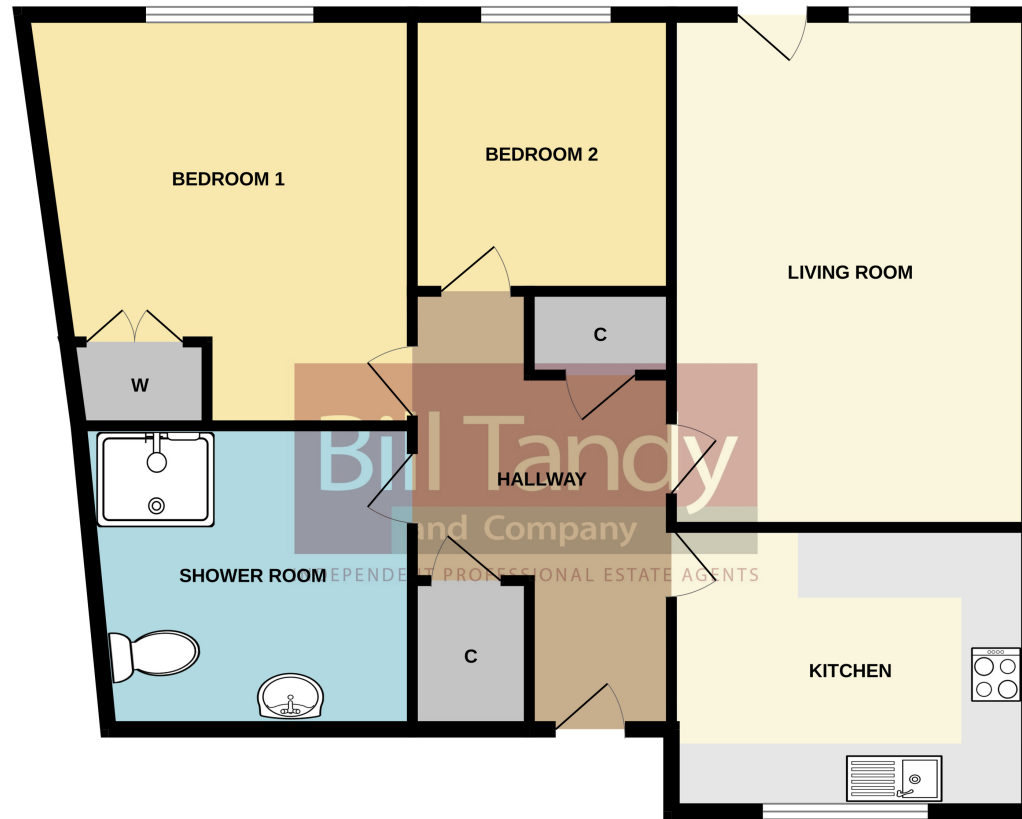


VIEWING

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



8 BEACON PARK VILLAGE, LOWER SANDFORD STREET, LICHFIELD WS13 6JN

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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