



Flat 4 Eaton House Deykin Road, Lichfield, Staffordshire,  
WS13 6PS

**Bill Tandy**  
and Company  
INDEPENDENT PROFESSIONAL ESTATE AGENTS

## Flat 4 Eaton House Deykin Road, Lichfield, Staffordshire, WS13 6PS

# £205,000

Bill Tandy and Company are delighted to offer for sale this superb sized and larger than average ground floor apartment located within the prestigious apartment block of Eaton House. One of the distinct features of the property is its superb location in the heart of the desirable Darwin Park development, with views to the front looking over the Erasmus Darwin statue and Cathedral Walk providing access to the city centre. The apartment itself which is on the ground floor and is offered with the benefit of no upward chain briefly comprises communal entrance hall with doors to front and rear, door to private reception hall, superb sized 'L' shaped lounge/dining room, modern fitted kitchen, two bedrooms one having en suite shower room and a main bathroom. To the rear of the property is an allocated parking space and additional visitors parking spaces. Early viewings are strongly recommended to take full advantage of this rare opportunity and to appreciate the size of the apartment.



### COMMUNAL ENTRANCE HALLS

approached via entrances to both front and rear and having intercom system and private entrance door opens to apartment 4.

### RECEPTION HALL

this generously sized hallway has a useful store cupboard and doors lead off to:

### 'L' SHAPED LOUNGE/DINING ROOM

6.12m max x 5.95m max (20' 1" max x 19' 6" max) this superb sized 'L' shaped main reception room has double glazed windows to rear and side, electric heaters and an arched opening leads to:

### MODERN FITTED KITCHEN

3.21m x 1.80m (10' 6" x 5' 11") having a range of modern fitted units comprising base cupboards and drawers with round edge work tops above, tiled surround, wall mounted cupboards, inset stainless steel one and a half bowl sink unit, inset oven with four ring hob and extractor fan above, tiled floor and spaces suitable for washing machine and fridge/freezer.

### BEDROOM ONE

3.69m max x 2.95m max (12' 1" max x 9' 8" max) having double glazed window to rear, electric heater, built-in double wardrobe and access to:

### EN SUITE SHOWER ROOM

having a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower enclosure with shower appliance over and tiled surround.

### BEDROOM TWO

2.76m x 2.68m (9' 1" x 8' 10") this bedroom could also be used as a home office having double glazed window to rear, electric heater and built-in double wardrobe.



### BATHROOM

2.21m x 1.83m (7' 3" x 6' 0") having a modern white suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and bath with full ceiling height tiled surround.

### OUTSIDE

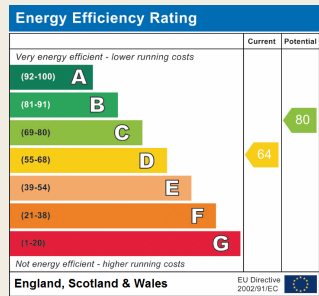
The property is located along Deykin Road with a superb Cathedral Walk view to the front of the complex. Located to the rear of the complex is an allocated parking space for the apartment and there is additional visitor parking.

### COUNCIL TAX

Band C.

### LEASE TERMS

Our client advises us that the property is Leasehold on a 125 year lease commencing 1 January 2005 so there are 107 years remaining. There is a current Service Charge of approximately £870.00 per annum and a Ground Rent of £120.00 per annum. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## TENURE

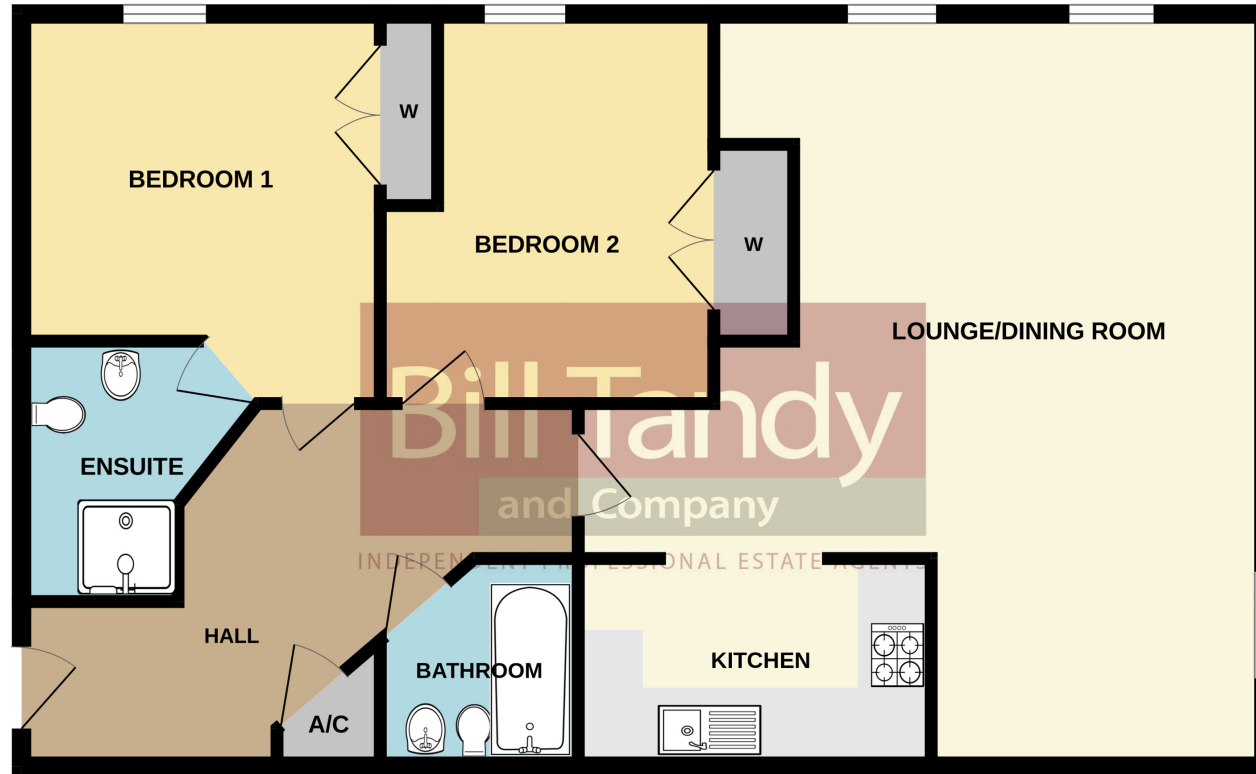
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## VIEWING

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](mailto: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



APARTMENT 4, EATON HOUSE DEYKIN ROAD, LICHFIELD, STAFFORDSHIRE, WS13 6PS

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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