



Flat 11 Marlborough Court, St John Street, Lichfield,
Staffordshire, WS13 6NT

Bill Tandy
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS

Flat 11 Marlborough Court, St John Street, Lichfield, Staffordshire, WS13 6NT

£215,000

Bill Tandy and Company are delighted in offering for sale this second floor apartment, superbly positioned in the sought after Marlborough Court located within the cathedral city centre of Lichfield. Positioned off St John Street, this superbly updated apartment is offered with the benefit of no upward chain. The apartment comprises reception hall, lounge/dining room, superbly updated kitchen and shower room and two double bedrooms. There is an electrically operated security barrier approach to the apartment block, and there are communal gardens to both front and rear. One of the distinct features of the apartment is its garage positioned to the right hand side of the complex. All the facilities and amenities of Lichfield Cathedral city centre are within walking distance, and there are two railway stations in Lichfield with links to Birmingham, Manchester and London.



COMMUNAL HALLWAY

with stairs rising to the second floor where a private Entrance Door opens to:

ENTRANCE HALL

having intercom system linked to the communal entrance door, radiator, spotlighting, store cupboard and doors open to:

LOUNGE/DINING ROOM

5.38m x 3.32m (17' 8" x 10' 11") having double glazed picture window to side with views over the communal gardens, plinth radiator and ceiling spotlighting.

KITCHEN

3.30m x 2.71m max (2.30m min) (10' 10" x 8' 11" max 7'7" min) having double glazed window to side, modern kitchen units comprising base cupboards and drawers surmounted by round edge work tops, tiled surround, all mounted cupboards with under-cupboard lighting, inset sink unit with drainer, spaces ideal for washing machine, fridge/freezer and dishwasher, inset Zanussi oven and Zanussi electric hob with extractor fan above, tiled floor and spotlighting.

BEDROOM ONE

3.75m x 3.64m (12' 4" x 11' 11") having double glazed window to side overlooking the communal gardens, radiator, spotlighting and double doored built-in wardrobe.

BEDROOM TWO

3.65m x 2.65m (12' 0" x 8' 8") having double glazed window to side, radiator and spotlighting.



UPDATED SHOWER ROOM

2.64m x 1.96m (8' 8" x 6' 5") having an obscure double glazed window to rear, heated towel rail, suite comprising pedestal wash hand basin with tiled surround, low flush W.C. and shower cubicle with shower appliance over, ceiling spotlighting and tiled floor. There is a loft hatch with pulldown ladder providing access to the loft space housing the boiler.

OUTSIDE

The complex is superbly located off St John Street in the heart of the cathedral city of Lichfield. The development is approached via an electrically operated barrier which gives access to the communal grounds to the front and garaging. The property enjoys communal lawns to both front and rear of the apartment block.

SINGLE GARAGE

The apartment has the advantage of this single garage located to the right hand side of the property and has power.



LEASE DETAILS

Our client advises us that the property is Leasehold on a 999 year lease commencing 21 November 2013. We understand Marlborough Court Association and owners are all joint Freeholders of the freehold interest. We further understand there is a Service Charge and Ground Rent of approximately £300.00 per quarter. Should you proceed with the purchase of the property these details must be verified by your solicitor.

COUNCIL TAX BAND B



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 prior to a sales memorandum being issued. This charge is non-refundable.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	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

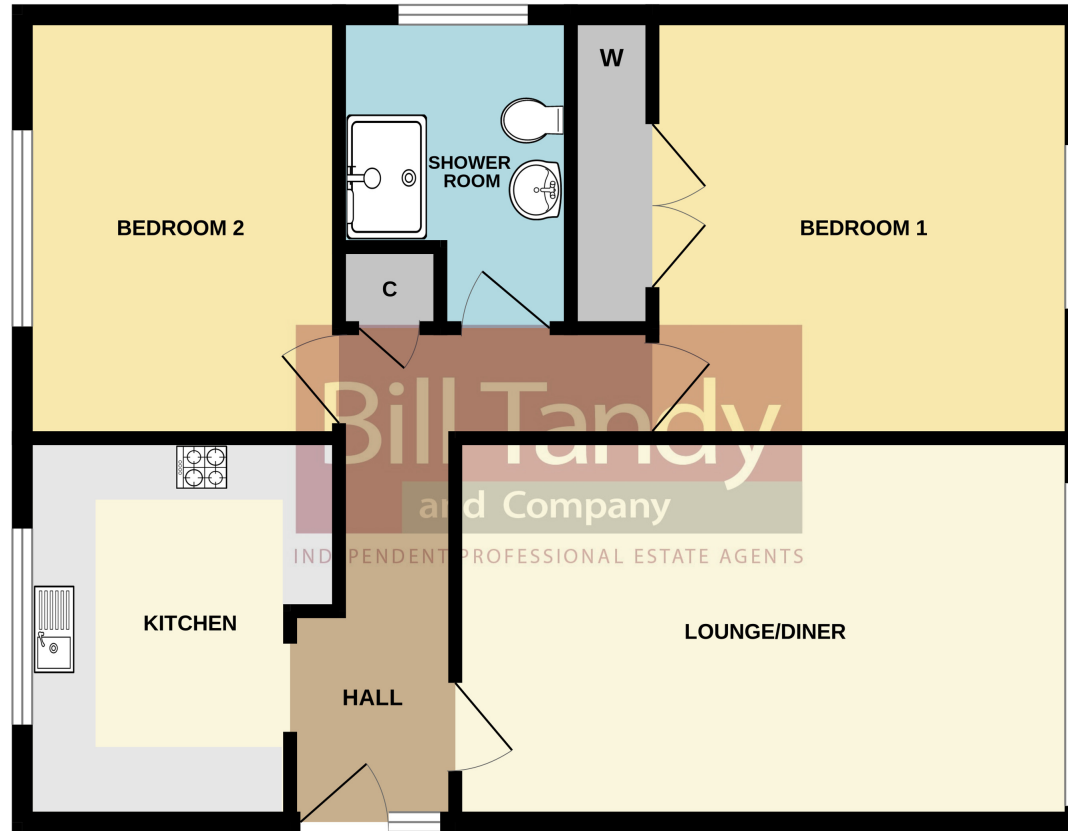
Our client advises us that the property is Leasehold (with a joint Freeholder arrangement) . Should you proceed with the purchase of the property these details must be verified by your solicitor.

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



11 MARLBOROUGH COURT, ST JOHN STREET, LICHFIELD WS13 6NT

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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3 Bore Street, WS13 6LJ
lichfield@billtandy.co.uk
Tel: 01543 419400

www.billtandy.co.uk



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