



5 Marlborough Court, St John Street, Lichfield WS13 6NT,
Staffordshire, WS13 6NT

Bill Tandy
and Company
INDEPENDENT PROFESSIONAL ESTATE AGENTS

**5 Marlborough Court, St John Street,
Lichfield WS13 6NT, Staffordshire,
WS13 6NT**

£210,000

Set in this premier location within the very heart of the cathedral city of Lichfield, a short walk from all the city centre amenities, this well presented second floor apartment represents a rare and excellent opportunity. Available with the benefit of no upward chain, and the potential for a quick completion, the perfect location of the property means that access for both local train stations and bus stations is particularly easy. Unusually with a central apartment the property comes with a garage, and there are beautifully tended communal gardens. Rarely available, this excellent opportunity should be taken full advantage of, and an early viewing would be recommended.



ENTRANCE

Vehicular access to Marlborough Court is via a remotely controlled security barrier, and there is visitor car parking.

GROUND FLOOR PORCH

approached via a UPVC double glazed entrance door and having an inner secure entrance door with intercom system opening to:

INNER HALLWAY

with two flights of stairs rising to the SECOND FLOOR where a personal access door opens to apartment number 5.

PRIVATE RECEPTION HALL

having double radiator, entry'phone system, storage cupboard with sliding door, central heating thermostat and door to:

LOUNGE

5.39m x 3.31m (17' 8" x 10' 10") having a decorative fire surround, full height and width UPVC double glazed picture window with a pleasant aspect over the communal gardens to the rear, skirting board radiator and coved ceiling.

KITCHEN

3.30m x 2.30m (10' 10" x 7' 7") having ample work surface space with base storage cupboards and drawers, matching wall mounted storage cupboards, one and a half bowl sink unit with mixer tap, built-in electric oven with four ring hob and extractor hood, integrated microwave, space for fridge, integrated washing machine with matching fascia, tiled splashbacks, UPVC double glazed window to front and useful pantry cupboard.

BEDROOM ONE

4.35m max x 3.65m (14' 3" max x 12' 0") having four doored wardrobe, fitted dressing table with useful drawer space, UPVC double glazed window to rear, radiator and wall light points.



BEDROOM TWO

3.68m max x 2.73m (12' 1" max x 8' 11") having fitted wardrobes including one concealing the combination gas fired central heating boiler, UPVC double glazed window to front, radiator and pelmet lighting.

BATHROOM

having aqua panelling to the walls, panelled bath with glazed screen, mixer tap and thermostatic shower fitment, close coupled W.C., vanity unit with wash hand basin and cupboard space beneath, pelmet lighting, wall mirror, radiator, UPVC obscure double glazed window to rear and loft access hatch with fitted collapsible ladder leading to boarded loft space with light.

OUTSIDE

Marlborough Court has attractive communal gardens including the charming walled garden to the rear which is well cared for being set principally to lawn with mature shrubbery, established trees and well stocked flower and herbaceous borders.



SINGLE GARAGE

situated in a separate block with electrically operated remote control up and over entrance door, light and power.

TENURE

Our client advises us that the property is Leasehold on a long 993 year lease with a Service Charge payable of £750.00 per annum but no Ground Rent is payable as all owners of Marlborough Court are shareholders in the Marlborough Court Residents Association Limited. Should you proceed with the purchase of the property these details must be verified by your solicitor.

VIEWING

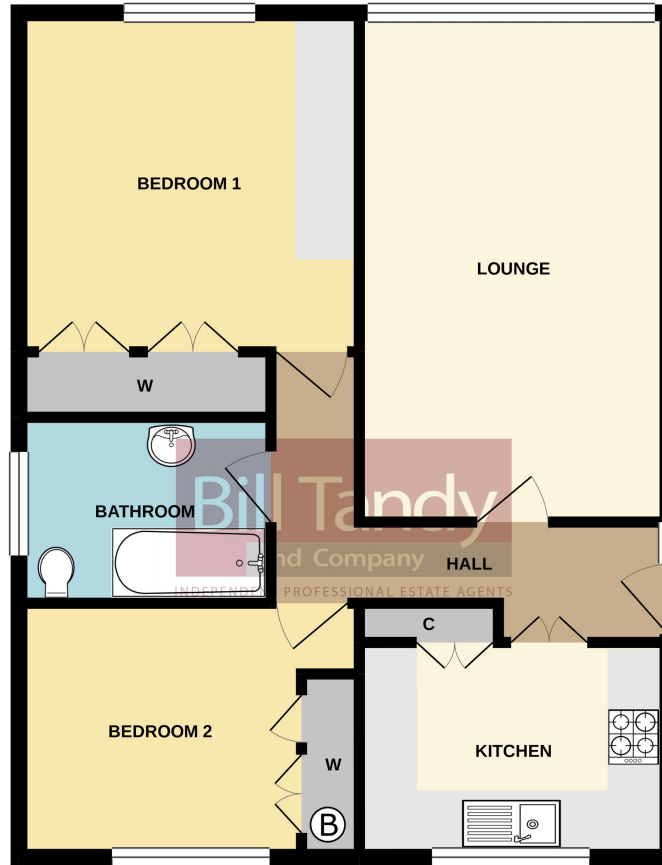
By arrangement with the Selling Agents, Bill Tandy and Company, 3 Bore Street, Lichfield, Staffordshire, WS13 6LJ on 01543 419400 or lichfield@billtandy.co.uk

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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) 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	

SECOND FLOOR
679 sq.ft. (63.1 sq.m.) approx.



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TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

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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