



33 Addison House, Beatrice Court, Lichfield, Staffordshire  
, WS13 6UF

**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS



## 33 Addison House, Beatrice Court, Lichfield, Staffordshire, WS13 6UF

# £235,000

Bill Tandy and Company are delighted to offer for sale this second floor apartment superbly located in the delightful complex of Beatrice Court enjoying a secluded position whilst in the heart of the city centre of the cathedral city of Lichfield. Addison House is a collection of modern contemporary apartments located to the rear of the complex of Beatrice Court, and has a lift providing access to the first and second floors. This second floor apartment, superbly presented with a modern contemporary feel throughout, comprises reception hall, open plan living with lounge/dining kitchen, two generously sized bedrooms and contemporary bathroom. Externally there is an allocated parking space. The owner has offered the potential for the property to be no upward chain, and for this reason a purchaser could obtain a speedy turnaround in purchasing the property and details of this can be discussed upon receiving an offer.



### COMMUNAL HALL AND LANDINGS

having stairs and lift providing access to the second floor, and a private entrance door opens to number 33.

### RECEPTION HALL

having laminate floor, high ceiling, electric heater, intercom system, store cupboard housing hot water cylinder with shelving above and a further store cupboard with shelving has space ideal for a washing machine. Doors open to:

### OPEN PLAN LOUNGE/DINING KITCHEN

5.95m x 3.10m (19' 6" x 1' 0") having two double glazed sash windows to rear, electric heater, laminate flooring, a contemporary wall mounted flame effect electric fire and high ceiling. The Kitchen Area has a range of high gloss base cupboards and drawers with quartz tops above, tiled splashback surround with contrasting gloss wall mounted storage cupboards with under-cupboard lighting. inset stainless steel one and a half bowl sink, inset Neff oven with Neff electric hob above, integrated appliances including fridge, freezer and dishwasher and ceiling spotlighting.

### BEDROOM ONE

3.59m x 2.40m (11' 9" x 7' 10") having double glazed sash window to rear, electric heater, high ceiling and laminate floor.

### BEDROOM TWO

3.58m x 2.50m (11' 9" x 8' 2") having double glazed sash window to rear, high ceiling, laminate floor and electric heater.



### BATHROOM

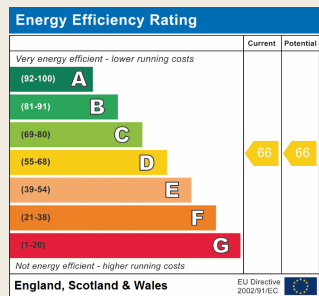
2.13m x 1.69m max (7' 0" x 5' 7" max) having marble style full ceiling height tiling to three walls, matching feature marble style tiled floor, Duravit bathroom suite comprising wall mounted vanity unit with inset wash hand basin with mixer tap, low flush W.C. and twin-ended bath with Axol shower over and additional shower head attachment, chrome heated towel rail and ceiling spotlighting.

### COUNCIL TAX

Band C.

### LEASE TERMS

We understand the lease is 125 years from 1 January 2017 and there is a Service Charge payable of £165.00 per month and an annual Ground Rent of £300.00. Should you proceed with the purchase of the property these details must be verified by your solicitor.



## TENURE

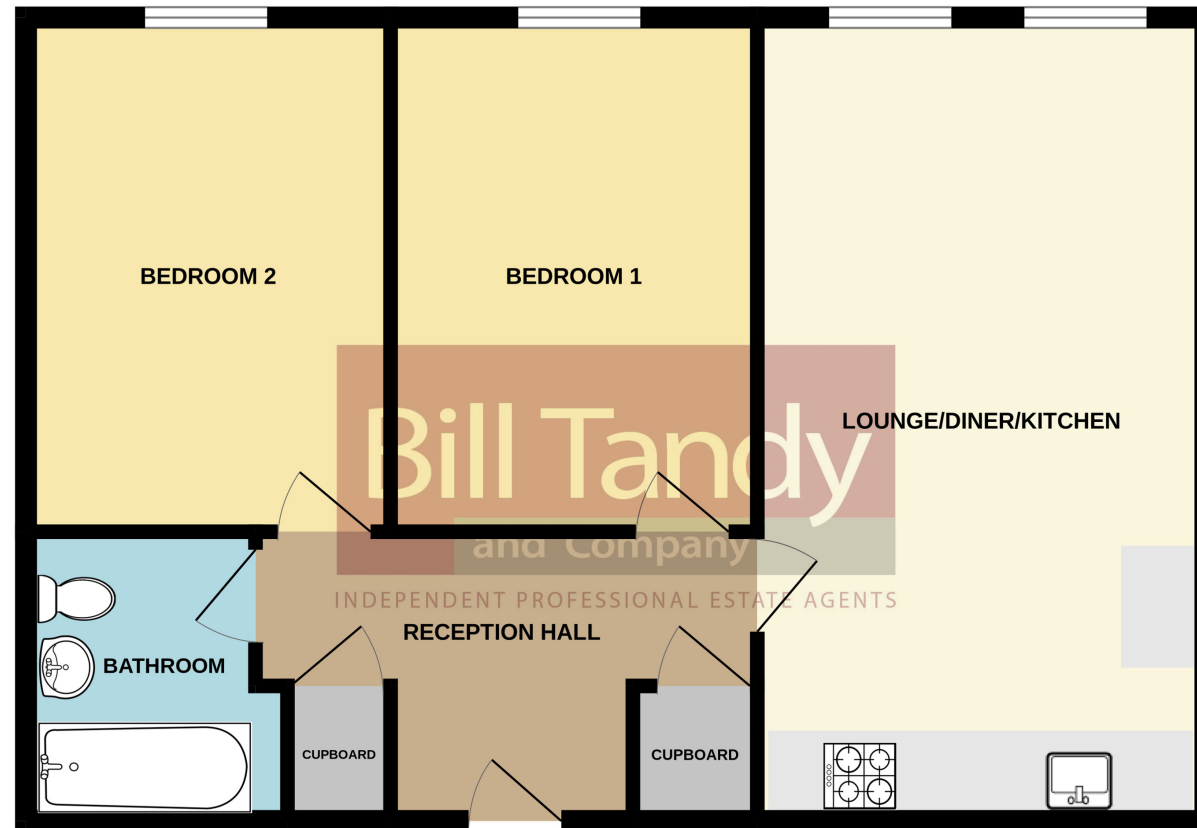
Our client advises us that the property is Leasehold. Should you proceed with the purchase of the property these details must be verified by your solicitor.

## 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](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.

## SECOND FLOOR



33 ADDISON HOUSE, BEATRICE COURT, LICHFIELD, WS13 6UF

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.  
Made with Metropix ©2023

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

[www.billtandy.co.uk](http://www.billtandy.co.uk)



**Bill Tandy**  
and Company

INDEPENDENT PROFESSIONAL ESTATE AGENTS