



60 Andrews House Lower Sandford Street,  
Lichfield WS13 6QY

Downes & Daughters  
ESTATE AGENCY

60 Andrews House Lower Sandford Street,  
Lichfield WS13 6QY  
£190,000

Is this the best view in Lichfield? A stylishly presented top floor apartment in this centrally located landmark 'Over 60s' development occupying an enviable corner position within the block, with direct views of Lichfield's many spires, Beacon Park and Stowe and Minster Pools. Andrews House occupies a prime central, yet quiet, location perfectly situated for the convenience of town centre shopping and is only moments away from Beacon Park, the Cathedral and a short walk to many restaurants, cafes and bars. This top floor apartment is presented in a modern style with the accommodation comprising: entrance hallway with storage cupboard, bedroom one, bedroom two, modern shower room, living and dining room and a refitted kitchen with breakfast area. With all rooms except the shower room boasting the most wonderful views Lichfield has to offer. Further benefits of Andrews House include: two lifts giving access to the upper floors, an on-site scheme manager, emergency pull chord alarm, residents' lounge, hairdressers and laundry. There is also gated residents' parking, visitors' parking, outside covered seating area and beautifully presented communal gardens.

Viewing is essential to appreciate the attractive nature of this apartment, its desirable position within the development and the warm and welcoming community.

**INTERNAL ACCOMMODATION**

Entrance Hallway With Telecom & Storage Cupboard • Bedroom One • Bedroom Two • Modern Shower Room • Living & Dining Room • Refitted Breakfast Kitchen

**COMMUNAL AREAS**

Reception Hallway With Lift To All Floors (second lift directly outside apartment) • Residents' Lounge • On Site Hairdressers • Laundry • Communal Gardens • Outside Sheltered Seating Area • Secure Residents' Parking (waiting list) • Visitors Parking

**FURTHER INFORMATION**

On Site Scheme Manager • Emergency Pull Chord Alarm • Leasehold With 119 Years Remaining (TBC By Solicitor) • Ground Rent £0 PA • Service Charge Approx. £342.26 per month • Council Tax Band C • Energy Rating D • Electric Heating • No Onward Chain • Residents' Parking • Visitor Parking • Managed by Midland Heart Limited • Over 60s With Criteria For Residency

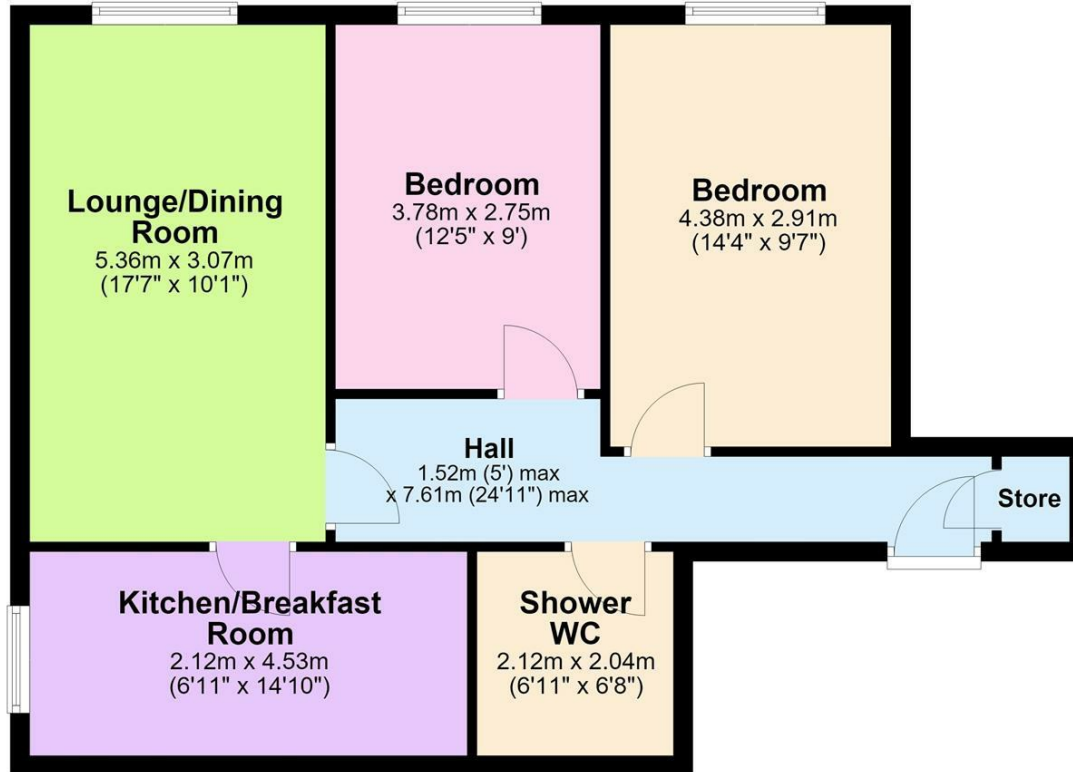






## Ground Floor

Approx. 64.3 sq. metres (691.8 sq. feet)



Total area: approx. 64.3 sq. metres (691.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	66
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
EU Directive 2002/91/EC		
England & Wales		



5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
[www.downesanddaughters.co.uk](http://www.downesanddaughters.co.uk)



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