



6 Burway Close,  
Lichfield WS13 6NZ

Downes & Daughters  
ESTATE AGENCY

6 Burway Close,  
Lichfield WS13 6NZ  
£190,000

A spacious two bedroom open plan contemporary apartment, in this imposing block, occupying an enviable position within a highly coveted corner of Darwin Park. Only half a mile from Lichfield City Station. Perfectly positioned for easy access to the City Centre and the 'all important' Waitrose Superstore and offering well presented accommodation extending to 645 square feet, accessed via the stylish communal landings complete with steel and glass staircase and carpets. Flooded with natural light and boasting views toward The Malthouse, the accommodation comprises: entrance hallway with storage cupboard, inner hallway, double aspect open plan living and dining room seamlessly opening in to the kitchen, principal bedroom with built in wardrobes, second bedroom and a family shower room. Externally there are manicured communal gardens, one of only two covered 'carport' style parking spaces and plentiful visitor parking.

Viewing is essential to appreciate the attractive nature of this property and its enviable position within the estate.

**INTERNAL ACCOMMODATION**

Communal Hallway (with intercom system) • Well Presented Carpeted Stairwell & Landings With Steel & Glass Balustrade • Apartment Hallway With Storage Cupboard (intercom) • Second Inner Hallway • Spacious Double Aspect Living & Dining Room Opening In To... • Kitchen • Bedroom One (built in wardrobes) • Shower Room • Bedroom Two

**OUTSIDE**

Manicured Communal Gardens • Allocated Carport Style Parking Space (one of only two) • Visitor Parking

**FURTHER INFORMATION**

125 Year Lease From 2005 • Council Tax Band? • Energy Rating C • Service Charge Approx. £652.77 PA • Ground Rent £125 PA • Upvc Double Glazing







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
<b>England &amp; Wales</b>		

5 Main Street, Whittington, Staffs. WS14 9JU | Tel: 01543 432 099  
www.downesanddaughters.co.uk



Not All Agents Are Equal...