Laburnum Court Tamworth Road, Lichfield

WS14 9EZ

Downes & Daughters
ESTATE AGENCY

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Laburnum Court Tamworth Road, Lichfield WS14 9EZ £145,000

A superb opportunity for a first time buyer or investment buyer to acquire a one bedroom, first floor apartment presented in tasteful modern style throughout, in this popular 'South Lichfield' location. With a range of shops on its doorstep including the award winning Fish Face takeaway and the 'Little Waitrose' at London Road Garage, the apartment is located on the rural fringe of the City yet still a pleasant walk away from Lichfield's thriving centre. Offered for sale in immaculate condition and falling within the King Edward's catchment area the internal accommodation comprises: Entrance hallway with airing cupboard, living room, double bedroom with a range of wardrobes, kitchen and bathroom with bath and shower. Externally there are beautifully presented communal gardens , residents' parking to the rear and guest parking to the fore.

Viewing is essential to appreciate the exciting opportunity on offer.

INTERNAL ACCOMMODATION

Communal Hallway & Stairs • Apartment Entrance Hallway With Airing Cupboard • Living Room • Kitchen • Bedroom One (range of 'non-fitted' wardrobes) • Bathroom With Bath & Separate Shower

OUTSIDE

Immaculately Presented Communal Gardens • Residents' Parking To The Rear • Visitor Parking To The Fore

FURTHER INFORMATION

Council Tax Band B • Energy Rating D • 99 Year Lease From 2014 • Service Charge Approx. £893 PA • Ground Rent Approx. £100 PA • Upvc Double Glazing • No Gas To Building • Mains Water (metered) • Electric Heating & Water • Mains Sewerage • Rental Income Previously £750 PCM

Approximate total area(1)
538 ft²
50 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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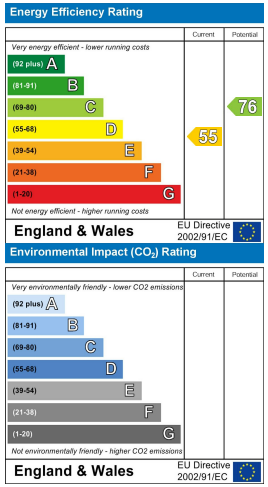

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