



15 Homelodge House Castle Dyke, Lichfield
WS13 6XD

Downes & Daughters
ESTATE AGENCY

15 Homelodge House Castle Dyke, Lichfield WS13 6XD £75,000

NO CHAIN

A first floor retirement apartment in this secure development of just 45 properties. Occupying a prime central location, Homelodge house is perfectly situated for the convenience of town centre shopping and is opposite the Garrick Theatre and only moments away from many restaurants, cafes and bars. This first floor apartment with lift access is offered for sale with no onward chain and benefits from pleasant views toward St Mary's and the bustling street scene below. The accommodation comprises: entrance hallway, living/dining room, kitchen, bedroom with fitted wardrobes and a bathroom with a walk in bath with a shower over. Further benefits include upvc double glazing, warden/house manager, emergency alarm, communal lounge, laundry, guest parking and gardens.

Homelodge House was constructed by McCarthy & Stone (Developments) Ltd and comprises 45 properties arranged over 3 floors each served by lift. The House Manager can be contacted from various points within each property in the case of an emergency. For periods when the House Manager is off duty there is a 24 hour emergency Carline response system. Each property comprises an entrance hall, lounge, kitchen, one bedroom and bathroom. Homelodge House offers the added attraction of being near to the amenities of the town centre. It is a condition of purchase that residents must be over the age of 60 years, or in the event of a couple, one must be over the age of 60 years and the other over 55 years.

Apartment 15 is located on the first floor with views toward St Mary's and the bustling street scene below. Particular features include a communal lounge, pleasant first floor seating area with views of The Garrick Theatre, laundry, pretty communal gardens and patio areas, guest parking and a lockable mobility scooter compound. A visitors apartment is also available to rent at reasonable rates.

THE ACCOMMODATION CONSISTS OF...

Entrance Hallway (storage cupboard) • Living / Dining Room • Kitchen • Bedroom (fitted wardrobes) • Bathroom (walk in bath with shower over)

FURTHER INFORMATION

Service Charge Of £1593.08 Per six months • Ground Rent Of 263.31 per six months • Leasehold With 88 Years Remaining

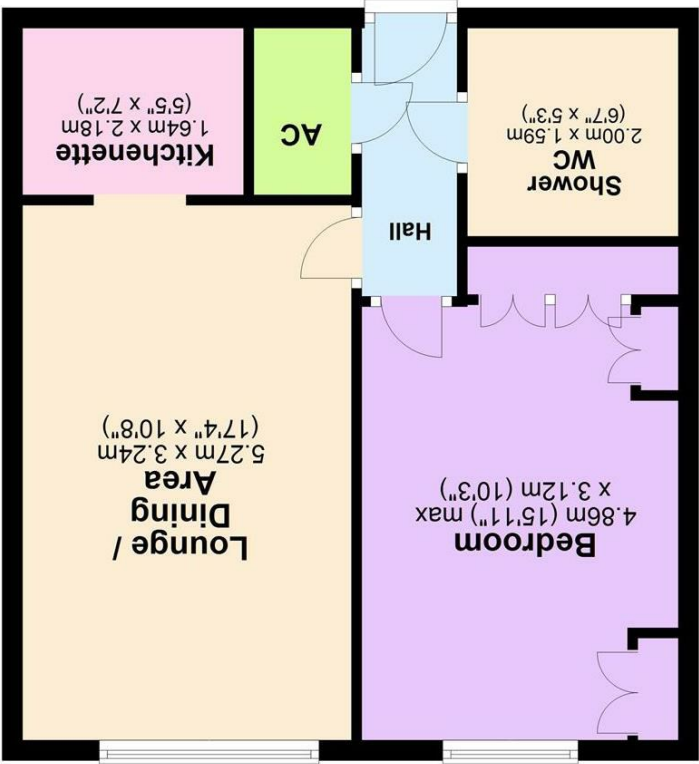




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Total area: approx. 45.3 sq. metres (487.7 sq. feet)



Ground Floor
Approx. 45.3 sq. metres (487.7 sq. feet)



Environmental Impact (CO ₂) Rating	
Current	86
Minimum	82
Energy Efficiency Rating	
Current	86
Minimum	82
England & Wales 2020/21 EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
England & Wales 2020/21 EC	
Very environmentally friendly - lower CO ₂ emissions	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
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Not environmentally friendly - higher CO ₂ emissions	G (1-20)



Not All Agents Are Equal...