

**£1,050 PCM**

**Jayman**  
www.jayman.co.uk

Lettings & Property Management



**Charles House, Lichfield, Staffordshire WS13 6UA**

**£1,050 PCM**

- First floor apartment
- Open plan kitchen/living room
- Located in the popular Darwin estate
- Allocated parking space
- EPC C
- Two double bedrooms
- Modern En-suite
- Main bathroom
- Council tax band C
- Available October



## Entrance room

A space to store shoes and bags.

## Entrance hallway

Leading into the two double bedrooms, bathroom, living room/kitchen and two storage cupboards.

## Bedroom Two 10'0" x 8'7"

Double bedroom.

## Bedroom One 11'0" - 9'2" x 9'1"

Double bedroom with fitted wardrobes and a door leading into the ensuite.

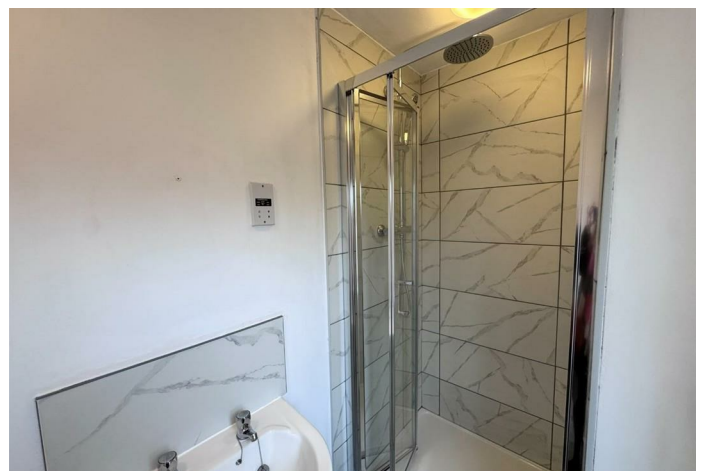
## Kitchen area 10'5" x 6'2"

Fitted kitchen suite with gas hob and electric over. There is a fridge, freezer and washing machine that can be gifted to the tenants.

## Living room area 17'3" - 14'8" - 10'5" x 13'10"

Spacious living room.

**REQUIRE A MORTGAGE?** Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 417 559 for a free mortgage quote including some deals only available through our network. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the tenant's opinion may differ. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 417 559 **COUNCIL TAX** Please refer to [www.voa.gov.uk](http://www.voa.gov.uk) for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.



| 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>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 79      | 80        |

| 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>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
|                                                                 |         |           |