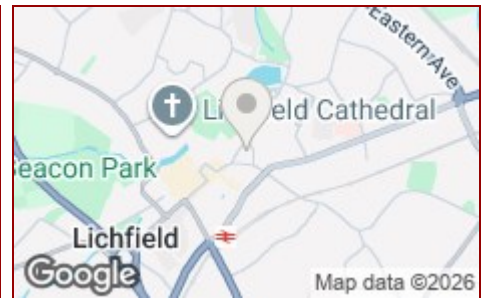


£1,300 Per Month

Jayman
www.jayman.co.uk

Lettings & Property Management



23 Lombard Street, Lichfield, WS13 6DP

£1,300 Per Month

- Brand New
- Parking Space
- Modern Fitted Kitchen
- Available in July
- Council Tax Band tbc
- Includes Appliances
- Living Room
- Ensuite to Main Bedroom
- EPC B



Apartment 2

Situated on the middle floor the property benefits from parking space in the private car park to rear, gas central heating, intercom access and has the following accommodation;

Living Room 14'7" x 14'0"

Spacious living room with space for lounge and further dining suites, leads to the Kitchen and through to the inner hallway.

Kitchen 13'3" x 7'4"

Brand new fitted kitchen with a range of storage cupboards, sink and drainer, dishwasher, cooker with extractor above, breakfast bar area.

Utility

With washing machine and tumble dryer.

Bedroom 1 11'3" x 12'0"

Double bedroom with door to ensuite shower room.

Ensuite

With suite comprising of shower, wash hand basin and WC.

Bedroom 2 10'1" x 8'1"

Double bedroom with window to rear.

Shower Room

Comprising of shower cubicle, wash hand basin and WC.

Parking space

Parking space to rear.

Are you a landlord with property to rent?

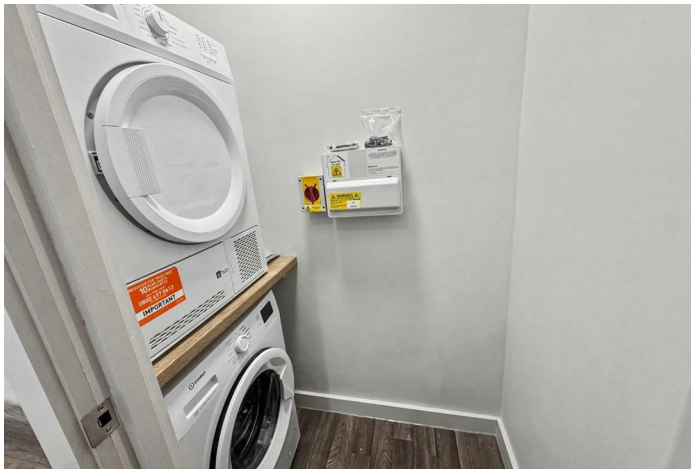
Let us take the hassle out of finding the right tenants.

Our professional lettings service is designed to match your property with top-quality, reliable renters quickly and efficiently. We pride ourselves on delivering outstanding customer service, keeping you informed at every step and tailoring our approach to suit your needs.

From thorough tenant screening to expert marketing and smooth move-ins, we're here to protect your investment and give you peace of mind. Trust us to treat your property like it's our own.

Please contact us on 01543 417 559 or email lettings@jayman.co.uk and we will be happy to help you with a free rental valuation and advice on achieving the best rent for your property.

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 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	84	84

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		