



City Point., Swan Road

Lichfield, Staffordshire, WS13 6QZ

£925 PCM



****AVAILABLE NOW**** Two bed penthouse apartment in Lichfield City Centre! Situated in an exclusive new development and offers great city views over Lichfield Cathedral and St Mary's. Benefiting from an open plan reception room with lounge, dining and kitchen areas. Two double bedrooms and a modern family bathroom.

In Brief

The property is entered via a very well kept communal entrance. The apartments front door is located on the second floor landing, and you enter the property into an entrance hallway leading through to the inner hallway. Here there are your private stairs leading to the main hallway on the top floor.

The open plan living room has defined kitchen, dining and lounge areas and also boasts cityscape views over Lichfield. There are two good double bedrooms, and the bathroom has a four piece suite with a bath and separate shower cubicle.

There is a private, secure gated car park with an allocated parking space.

Entrance Hallway



Inner Hallway



Main Hallway



Living Room (inc Kitchen, Dining & Lounge)

20'1" max x 14'5" max (6.14m max x 4.40m max)



Kitchen/Dining area

14'4" max x 8'1" max (4.38m max x 2.48m max)



Lounge

14'5" max x 11'11" max (4.40m max x 3.64m max)



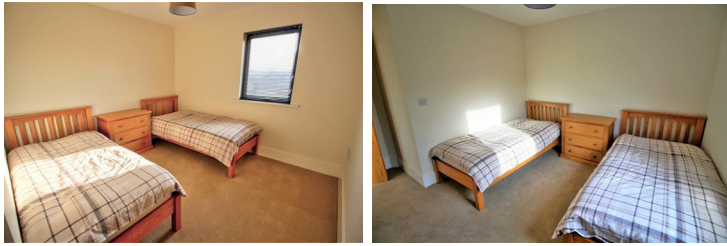
Bedroom One

11'6" max x 11'4" max (3.51m max x 3.47m max)



Bedroom Two

13'8" max (10'0" min) x 10'5" max (4.17m max (3.07m min) x 3.19m max)



Bathroom

10'5" max (inc shower) x 6'2" max (3.2m max (inc shower) x 1.89m max)



Outside



Secure Allocated Parking

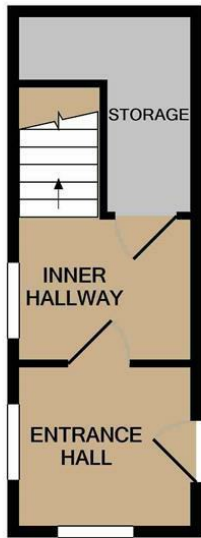
Tenure

Leasehold

EPC

Grade C

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ENTRANCE FLOOR



MAIN FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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		
England & Wales	EU Directive 2002/91/EC	

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		
England & Wales	EU Directive 2002/91/EC	



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