



Tamworth Street,
Lichfield, WS13 6FL

£255,000

Lichfield

£255,000



This fantastically located luxury apartment is situated in the stunning Old Picture House on Tamworth Street, a cultural landmark in the heart of the city centre, with an array of popular amenities and transport links at your doorstep.

Approached via an extremely well-maintained communal hallway with staircase and lift access, the internal accommodation is bound to impress. Greeted by a large 'L' shaped hallway with two store cupboards, this stunning modern apartment features an open plan kitchen/diner, providing a wonderful social space for entertainment, with modern fitted appliances, and sliding doors out to a balcony with peaceful views off the main street.

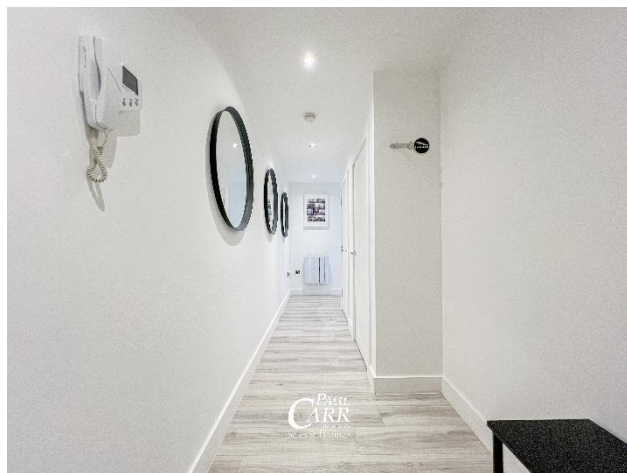
There are two generous double bedrooms, the second currently used as a dressing area, and an immaculately presented shower room with large walk-in shower.

This building features a secure gated parking area where this property benefits from an allocated parking space.



Property Specification

FANTASTIC LOCATION IN LICHFIELD CITY CENTRE
CHARMING CHARACTERFUL BUILDING
TWO DOUBLE BEDROOMS
MODERN SHOWER ROOM
OPEN PLAN KITCHEN/DINER



Hallway

Open Plan Kitchen/Diner
15' 11" x 13' 7" (4.84m x 4.13m)

Bedroom One
11' 5" x 10' 2" (3.47m x 3.10m)

Bedroom Two
14' 8" x 9' 2" (4.46m x 2.80m)

Shower Room
7' 5" x 5' 4" (2.27m x 1.63m)

Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Came on the market: Identity Verification Fee - We are required by law to conduct anti-money laundering checks on all those buying a property as part of our due diligence. As agents acting on behalf of the seller, we are required to verify the identity of all purchasers once an offer has been accepted, subject to contract. The initial checks are carried out on our behalf by Lifetime Legal. A non-refundable administration fee of £40 + VAT (£48 including VAT) applies which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale, directly to Lifetime Legal, and is non-refundable.

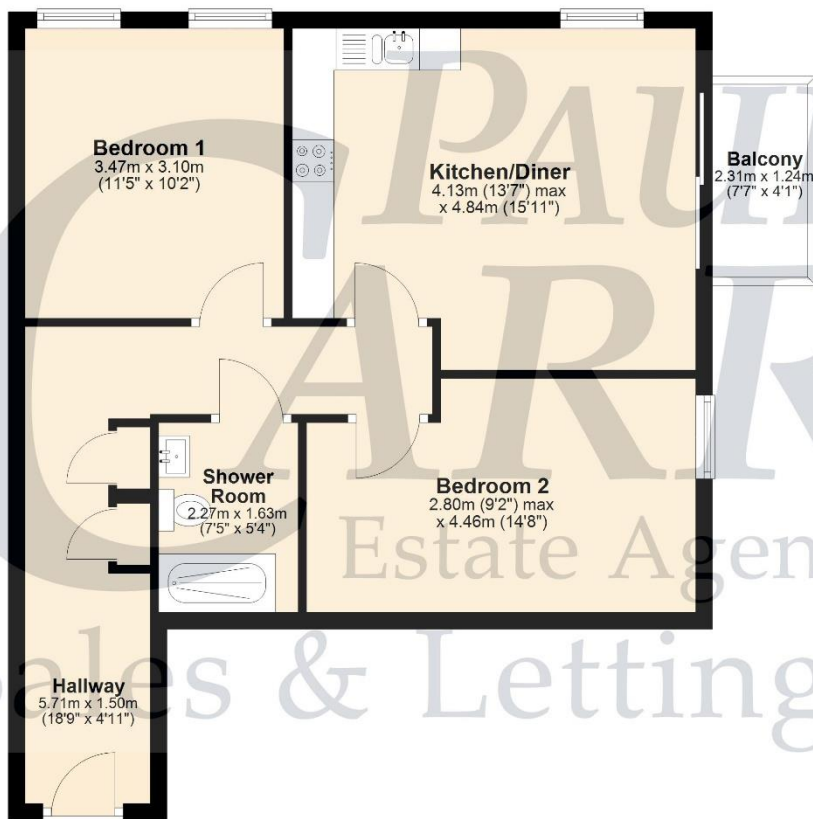
Viewer's Note:

Services connected: Electric, water and Drainage
Council tax band: B
Tenure: Leasehold, 245 years remaining
Ground Rent: £470 PA
Service Charge: £1200 PA

Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

First Floor



This floorplan is not drawn to scale and is for illustration purposes only
Plan produced using PlanUp.

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location

