



Beatrice Court,
Lichfield, WS13 6UF

Offers in the Region Of £300,000

Lichfield

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Paul Carr Estate Agents are delighted in offering for sale this truly individual luxurious first floor apartment located in part of the Beatrice Court development in the centre of Lichfield.

Having been renovated to a high level throughout, offering contemporary living space within a listed building with high ceilings and sweeping windows.

The property is entered via secure entrance to both the front and rear of the building with an allocated parking space and communal bike shed.

This unique apartment is the only one with a useful utility room and ample space throughout. With the facilities of Lichfield, from restaurants and shops to parks and woodland walks, on your doorstep and rail network links within walking distance, this is living at its best.

LICHFIELD CITY CENTRE

BEAUTIFULLY FINISHED THROUGHOUT

A SUPERBLY PRESENTED FIRST FLOOR APARTMENT

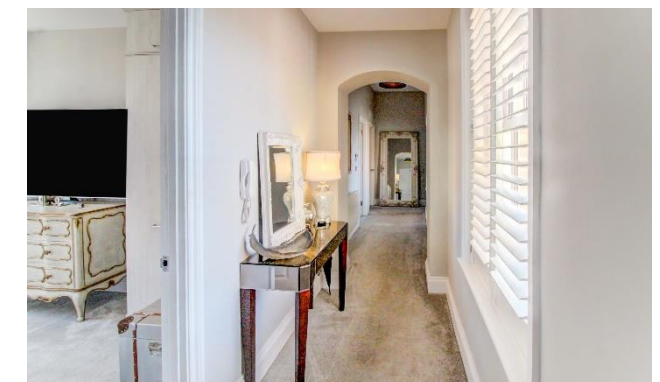
OPEN PLAN FAMILY ROOM

TWO DOUBLE BEDROOMS

ALLOCATED PARKING SPACE

FAMILY BATHROOM

EN SUITE





Property Specification

LICHFIELD CITY CENTRE
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Entrance Hall

Family room 18' 7" x 18' 2" (5.66m x 5.53m)

Bedroom 1 16' 7" x 14' 6" max x 9' 11" min (5.05m x 4.42m max x 3.02m min)

En-suite 8' 3" x 3' 10" (2.51m x 1.17m)

Bedroom Two 14' 6" x 9' 9" (4.42m x 2.97m)

Utility 6' 1" x 8' 1" max x 4' 7" min (1.85m x 2.46m max x 1.40m min)

Bathroom 11' 9" x 7' 3" (3.58m x 2.21m)

Allocated Parking Space

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: 4th September 2023

Viewer's Note:

Services connected: Mains electricity, water and drainage
Council tax band: E
Tenure: Leasehold 120 years remaining
Ground Rent &
Service Charges £2035 PA

Floor Plan

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



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	46 E	46 E
21-38	F		
1-20	G		

Map Location

