



Ridware House  
Lichfield



# Ridware House

## Lichfield



Lovett&Co. Estate Agents are pleased to offer for sale this superbly presented third floor two bedroom apartment with views over the surrounding countryside to the front.

The property briefly comprises: entrance hallway, spacious lounge, breakfast kitchen, shower room, two double bedrooms and a balcony.

The property has recently fitted carpets throughout, as well as extra wall insulation and new fitted electric wall heaters and extractor fans.

Other benefits include an allocated parking space.

The cathedral city of Lichfield offers many benefits to prospective buyers with amenities including supermarkets, local shops, cafes, restaurants and the Garrick Theatre. There is also excellent primary and secondary schooling within the area. Commuter include the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station and Trent Valley just a short walk away.

### RECEPTION HALL:

Carpeted flooring, wall heater, ceiling light point and doors to lounge, two double bedrooms and shower room.

### LOUNGE:

12'8" x 12'0" (3.86m x 3.66m )

Large window to front with views towards Trent Valley and surrounding areas, carpeted flooring, TV & phone sockets, wall heater, ceiling light point, doors to kitchen and balcony.

### KITCHEN:

15'5" x 6'2" (4.70m x 1.88m )

Range of wall & base units comprising: cabinets & drawers with work top surfaces, breakfast bar, wall

tiling to splash back areas, bowl sink with mixer tap, tiled effect flooring, ceiling spot lights, space for fridge/freezer/cooker and window overlooking the side with feature views of Lichfield.

### SHOWER ROOM:

Suite comprising: shower cubicle, pedestal hand wash basin with tiling above to splashbacks, low flush WC, towel rail, laminate flooring, ceiling light point and window to side.

### BEDROOM ONE:

18'0" x 9'2/" max (5.49m x 2.79m max )

Window to front, wall heater, carpeted flooring and ceiling light point.

### BEDROOM TWO:

14'2" x 8'0" (4.32m x 2.44m )

Window to front, carpeted flooring and ceiling light point.

### EXTERNALLY:

Communal grounds surrounding the complex which are mainly lawned with a variety of shrubs and trees. There is allocated parking space for one vehicle.

### TENURE:

We have been advised that the property is leasehold.

### NOTES:

The vendor informs us that Ridware House has a 125 year lease starting from 1985. Service Charge including Ground Rent is calculated at approximately £130 per month over 12 months of the year. (These details should be confirmed and clarified with your solicitor before legal commitment to the property

### VIEWING:

Please contact us on 01543 889410 if you wish to arrange a viewing appointment for this property or require further information.

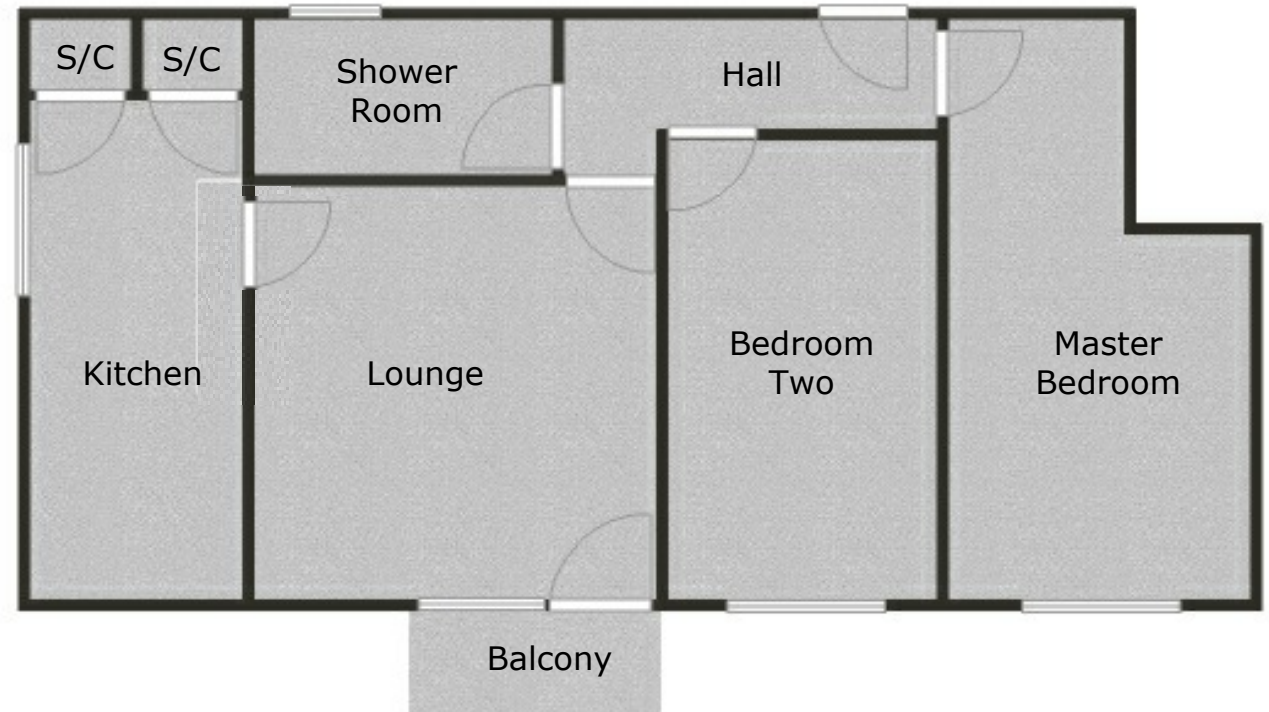




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