



Mercian Court
Maxwell Close, Lichfield

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Lovett&Co. Estate Agents are pleased to offer for sale this ground floor one bedroom apartment suitable for couples/individuals over the age 55 wishing to down size.

The property is being offered with NO ONWARD CHAIN.

The price advertised is for a 70% share of the property. There is no rent to pay on the remaining 30% of the property but there is a service charge to cover costs of maintenance and buildings insurance.

The apartment is located on a modern residential development just a short walk from the city centre with a diverse range of amenities including local shops, cafes, restaurants and the Garrick Theatre. Excellent commuter links are available with the A38, M6 toll road, A5, A452 and there are both Cross and Inter City railway lines available with Lichfield City Station just a few minutes walk.

The property accessed via a communal entry door with security system and features: reception hallway, lounge/diner, kitchen, bedroom and bathroom with airing cupboard. Externally the property offers: communal landscaped garden areas to front and a shared car park for residents and visitors. The property benefits from UPVC double glazing, low cost storage heaters & economy 7 water heating. There is also a pull chord system which can be used to call the emergency services or designated family members through the intercom system.

RECEPTION HALL:

Entrance door from the ground floor lobby, carpeted flooring, ceiling light point, storage heater, intercom security system, doors to the lounge, bedroom and bathroom.

LOUNGE:

196' 10" x 13' 0" (60m x 3.96m)

Carpeted flooring, coving, TV aerial, sky & phone sockets, wired hearing aid system, ceiling light point, storage heater, window to rear and door to the kitchen.

KITCHEN:

6' 11" x 10' 8" (2.12m x 3.25m)

Range of matching wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, space for an electric cooker, washing machine and fridge freezer, vinyl flooring, light point, wall mounted heater and window to side.

BEDROOM:

15' 7" x 9' 1" (4.76m x 2.77m)

Large double bedroom with carpeted flooring, storage heater, ceiling light point and window to front. The wardrobes are also included.

BATHROOM:

6' 10" x 7' 0" (2.09m x 2.13m)

Suite comprising: bath with shower over, pedestal wash hand basin, low level W/C, wall tiling, vinyl flooring, ceiling light, airing cupboard housing the hot water tank and window to the side.





EXTERNALLY:

There is a residents parking area to the front with visitors spaces and maintained gardens to the front and rear.

TENURE:

The property is leasehold. The service charge of approx £83 per month covers the building insurance, maintenance of the building, gardens and cleaning of all the windows externally.

VIEWING:

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

DISCLAIMER:

These particulars are set up as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract. The sellers has given permission for all descriptions, dimensions, references to conditions, tenure, service charges and necessary permissions for use, occupation and other details to be used and we have taken them in good faith whether included or not & whilst we believe them to be correct, any intending purchasers or tenants should not rely on them as representations or fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them and have this certified during the conveyancing by their solicitor. No person in the employment of Lovett&Co has any authority to make or give any representation or warranty whatsoever in relation to this property.



