



Edwards Court  
Chasetown

# Edwards Court Chasetown



Lovett&Co. Estate Agents are pleased to offer for sale this well presented one bedroom apartment.

The property is being offered with NO ONWARD CHAIN and would be ideal for first time buyer, investors and those looking to downsize.

Set on the first floor of a small modern development the stand out features include: modern fitted kitchen opening to the lounge and dining area, modern bathroom suite, loft space, double bedroom and private car parking to the rear.

The property benefits from a new boiler(2024) and central heating throughout.

The property is well placed to take full advantage of local shopping facilities, together with a range of further facilities including: doctors surgery, superstore, good local schooling, library and excellent leisure facilities. Commuter benefits include A5, A38 and the M6 toll Road linking the Midlands Motorway network and there are both Cross and Inter City railway lines available from Lichfield Cathedral City with its tourist links and Garrick Theatre, being approximately 4 miles away.

## RECEPTION HALL:

Intercom system, carpeted flooring, ceiling light points, two storage cupboards, loft access hatch and doors to the bedroom, bathroom and open plan living room.

## OPEN PLAN LIVING ROOM:

17' 9" x 10' 8" (5.40m x 3.25m)

Lounge and dining area with carpeted flooring, ceiling light point, TV, Internet and phone points, window to side, French doors to the Juliet balcony, space for breakfast table and chairs, open plan to the kitchen.

## KITCHEN:

Range of matching modern wall and base units incorporating cabinets, drawers and work surfaces, inset bowl sink and drainer with mono tap, oven and 4 ring hob with extractor hood, space for fridge freezer and washing machine, wall tiling, vinyl tiled effect flooring, ceiling light point and window to side.

## DOUBLE BEDROOM:

10' 7" x 8' 4" (3.22m x 2.54m)

Fitted wardrobe, carpeted flooring, radiator, ceiling light point and window to front.

## FITTED BATHROOM:

Modern white suite comprising: bath with shower over, pedestal wash hand basin, new low level W/C, wall tiling, vinyl flooring, ceiling light point, radiator and extractor fan.

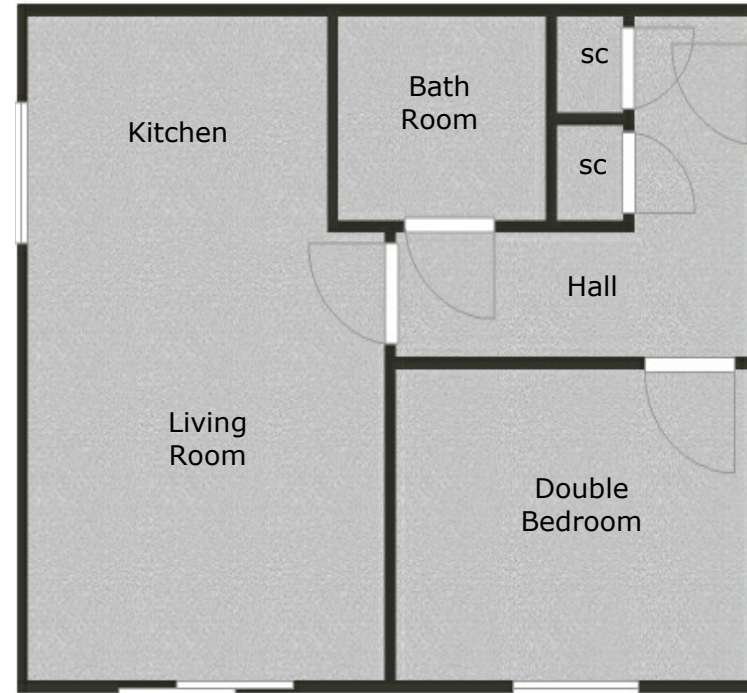
## TENURE:

We have been advised that the property is leasehold with 87 years remaining and the service charge is £40 PCM.

## 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. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but 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. 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.

