



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Kensington Oval, Lichfield

£250,000

🛏️ 2 🪑 2 🚗 1



A fabulous opportunity for a beautifully presented two double bedroom apartment, sitting to the GROUND floor of the notoriously luxurious Kensington Oval of Boathouse Field.

The property benefits from a wide range of attractive features, from the consistently generous room sizes and excellent access to the centre of Lichfield, with Lichfield City train station sitting just half a mile away, offering direct links to Birmingham, London and a wide range of other areas.

The accommodation enjoys high ceilings and is spacious throughout, consisting of a welcoming private entrance hall, impressive open plan kitchen/living/diner, two good size double bedrooms (Master with en-suite shower room) and an attractive main bathroom, whilst there is allocated parking and visitor parking available.

Properties within this development typically command high levels of early interest and it's no wonder as to why; we must advise booking in a viewing at your earliest convenience.

### Tenure

We understand the property to be leasehold, with 107 years remaining. There is a approximate service charge payable of £2,300 per annum and an annual ground rent charge of £313.

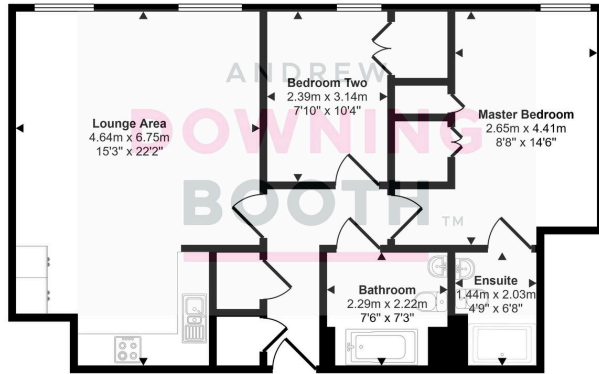


ANDREW  
DOWNING  
BOOTH  
ESTATE AGENTS



ANDREW  
DOWNING  
BOOTH  
ESTATE AGENTS

Approx Gross Internal Area  
70 sq m / 749 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

- **GROUND FLOOR APARTMENT**
- Two Double Bedrooms
- Excellent Access To The Centre Of Lichfield & Lichfield City Train Station
- Prestigious & Luxurious Apartment Block
- Fabulous Master Bedroom With En-Suite Shower Room
- Allocated Parking Plus Ample Visitor Parking
- Impressive Open Plan Kitchen / Living / Diner
- Generous Room Sizes Throughout
- EPC Rating: D
- Council Tax Band: C

