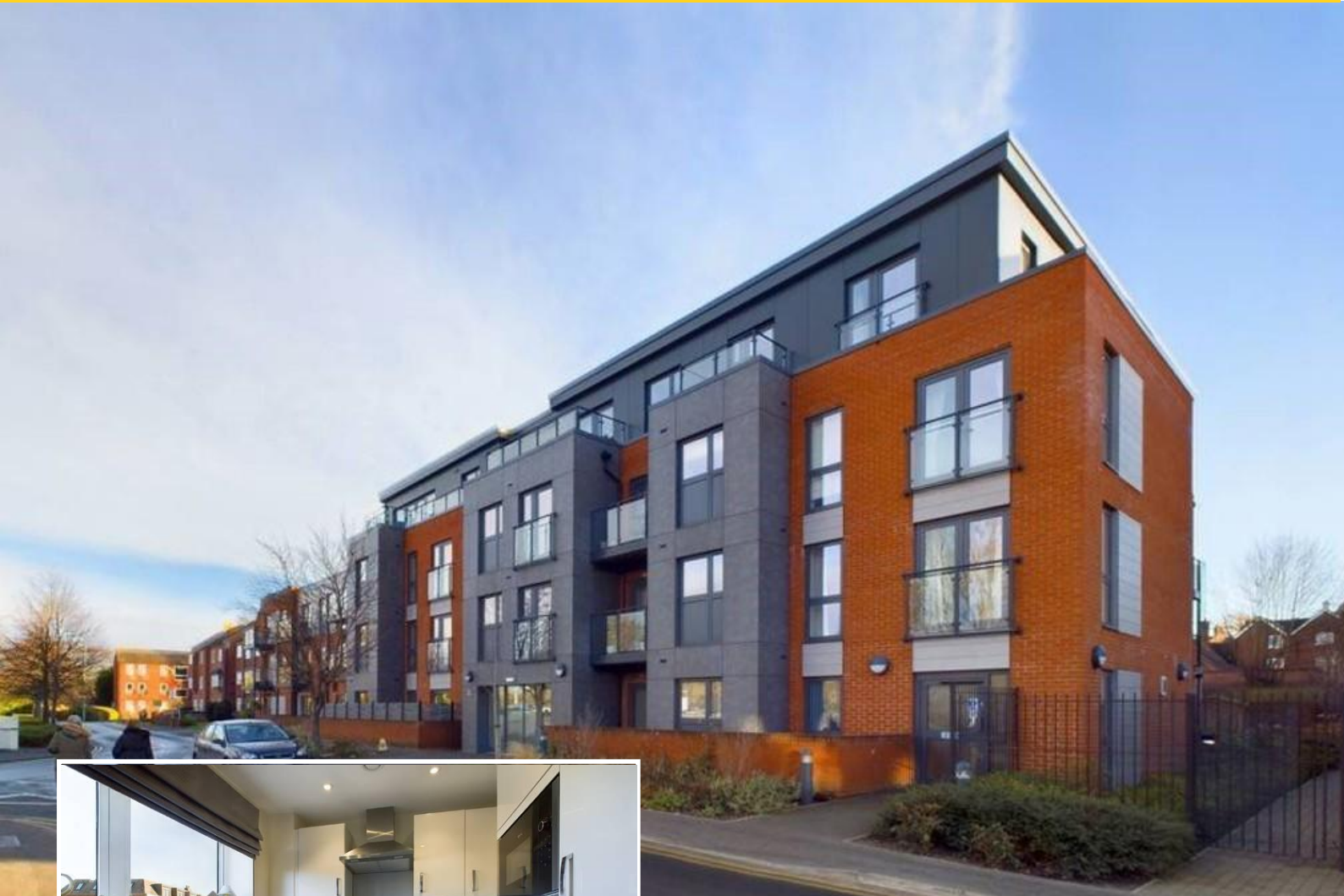


Scott Place

Cross Keys, Lichfield, WS13 6EX



A luxury first floor with balcony retirement apartment, located in the centre of Lichfield, close to all amenities and benefitting from attractive communal areas and exclusive secure parking for one car.

£260,000



John German

A perfectly located city centre first floor retirement apartment built and managed by McCarthy and Stone and suitable for the over 60's who want to downsize, give up gardening and property maintenance and spend their retirement years free to pursue their interests and hobbies amongst a community of like-minded neighbours. You can make full use of the large and comfortable communal lounge and your visiting friends and relatives can hire the guest suite for an overnight stay. The development is house managed on site and this particular apartment owns a parking space that is close to and can be seen from the property.

Beyond the securely entered communal hall and ground floor entrance, a lift or stairs will take you to the first floor and to this garden facing apartment. An entrance/reception hall of comfortable size gives access to the lounge/dining room, bedroom, shower room and a double width cupboard that houses the hot water and air circulation systems equipment together with space and plumbing for an automatic washing machine.

An excellent sized lounge/dining room has a feature fireplace, attractive decorations and access to a rear facing balcony. Leading off the lounge/dining room is a beautifully appointed high gloss white kitchen with contrasting worktops and upstand, ceiling and feature lighting, acrylic sink unit, built in oven and microwave, integrated fridge/freezer, electric hob and extractor hood.

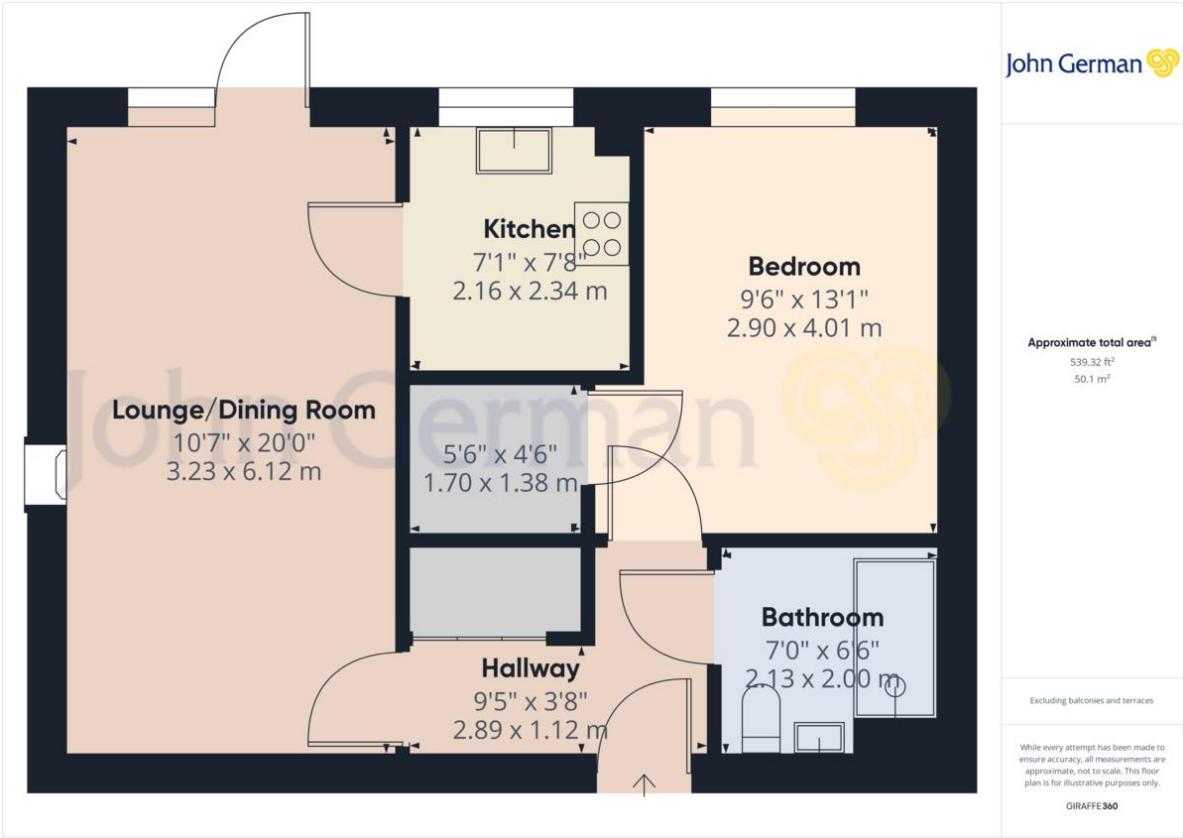
The spacious double bedroom has a full height rear garden facing window, ample room for a suite of bedroom furniture and access to its own walk in dressing room with built in fitments.

Positioned next door to the bedroom is a modern contemporary white and chrome fitted shower room with large walk in shower and cabinet, fitted wash hand basin and low level WC together with a tiled floor and part tiled walls.

Outside, driveway parking for one car with an electric gated access. Professionally maintained communal gardens are provided for the use of Scott Place apartment owners.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative).
Lease commenced June 2018 for 999 years.
Ground rent: £212 per annum.
Service charge: £2343.24 (£195.27 paid monthly)
Property construction: Brick
Parking: One space
Electricity supply: Mains
Water supply: Mains
Sewerage: Mains
Heating: Electric panel heaters
(Purchasers are advised to satisfy themselves as to their suitability).
Broadband type: Fibre
See Ofcom link for speed: <https://checker.ofcom.org.uk/>
Mobile signal/coverage: See Ofcom link <https://checker.ofcom.org.uk/>
Local Authority/Tax Band: Lichfield District Council / Tax Band C
Useful Websites: www.gov.uk/government/organisations/environment-agency
Our Ref: JGA/23012024

The property information provided by John German Estate Agents Ltd is based on enquiries made of the vendor and from information available in the public domain. If there is any point on which you require further clarification, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property. Please note if your enquiry is of a legal or structural nature, we advise you to seek advice from a qualified professional in their relevant field.







Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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John German
22 Bore Street, Lichfield, Staffordshire, WS13 6LL
01543 419121
lichfield@johngerman.co.uk

Agents' Notes

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Conveyancing Services - If we refer clients to recommended conveyancers, it is your decision whether you choose to deal with this conveyancer. In making that decision, you should know that we receive on average £150 per referral.

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