

Chapter House

Monks Close, Lichfield, WS13 6QR





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£330,000

In the heart of Lichfield, a beautifully appointed and thoughtfully designed two bedroomed second floor retirement apartment for the over 55's with exceptional communal facilities and garden. No upward chain.



Located on the site of the old Friary and within just minutes of the city centre, shops, restaurants, theatre and station, the perfect retirement property for those seeking low maintenance, high security and a high-quality living environment.

A secure video entry system gives access to the welcome area, the adjacent residents lounge and socialising space together with the managements office and inner hall area where the lifts are located.

This second-floor apartment has a comfortably sized reception hall with built in cloaks cupboard, built in boiler cupboard housing the underfloor heating controls etc and a separate laundry cupboard housing the included washing machine and tumble dryer. Leading off the hall is a spacious open plan living area with high level vaulted ceiling and a picture window and door with Juliet screen enjoying front facing views and glimpses of Lichfield Cathedral. Positioned immediately adjoining the living area is a modern fully fitted luxury kitchen with an extensive range of colour finished units with contrasting oak style worktops and splashback tiling, integrated appliances include a dishwasher, fridge/freezer, microwave oven, conventional oven/grill, electric hob, extractor unit and stainless-steel sink.

The master bedroom also has a vaulted ceiling a high-level framed window to the front enjoying pleasant garden views and a fitted double wardrobe together with access to a luxury en suite shower room including walk in double shower, WC and wash hand basin with concealed fittings and storage. The guest bedroom has been designed for flexible use and includes a 'sliding wall door' that allows to be extensively opened to the lounge if required.

Outside, the residents of Chapter House have exclusive use of their own courtyard gardens and orangery. There is access to nearby Monks Walk which is a pathway garden with wildflower and herbaceous borders. Assigned parking space is subject to availability at the time.

Tenure: Leasehold (purchasers are advised to satisfy themselves as to the tenure via their legal representative). Original length of Lease 999 years. Service charge £5,593.56 per annum. Ground rent £300 per annum.

Property construction: Standard

Parking: Assigned parking (subject to availability)

Electricity supply: Mains

Water supply: Mains

Sewerage: Mains

Heating: Underfloor heating

(Purchasers are advised to satisfy themselves as to their suitability).

Broadband type: 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 D

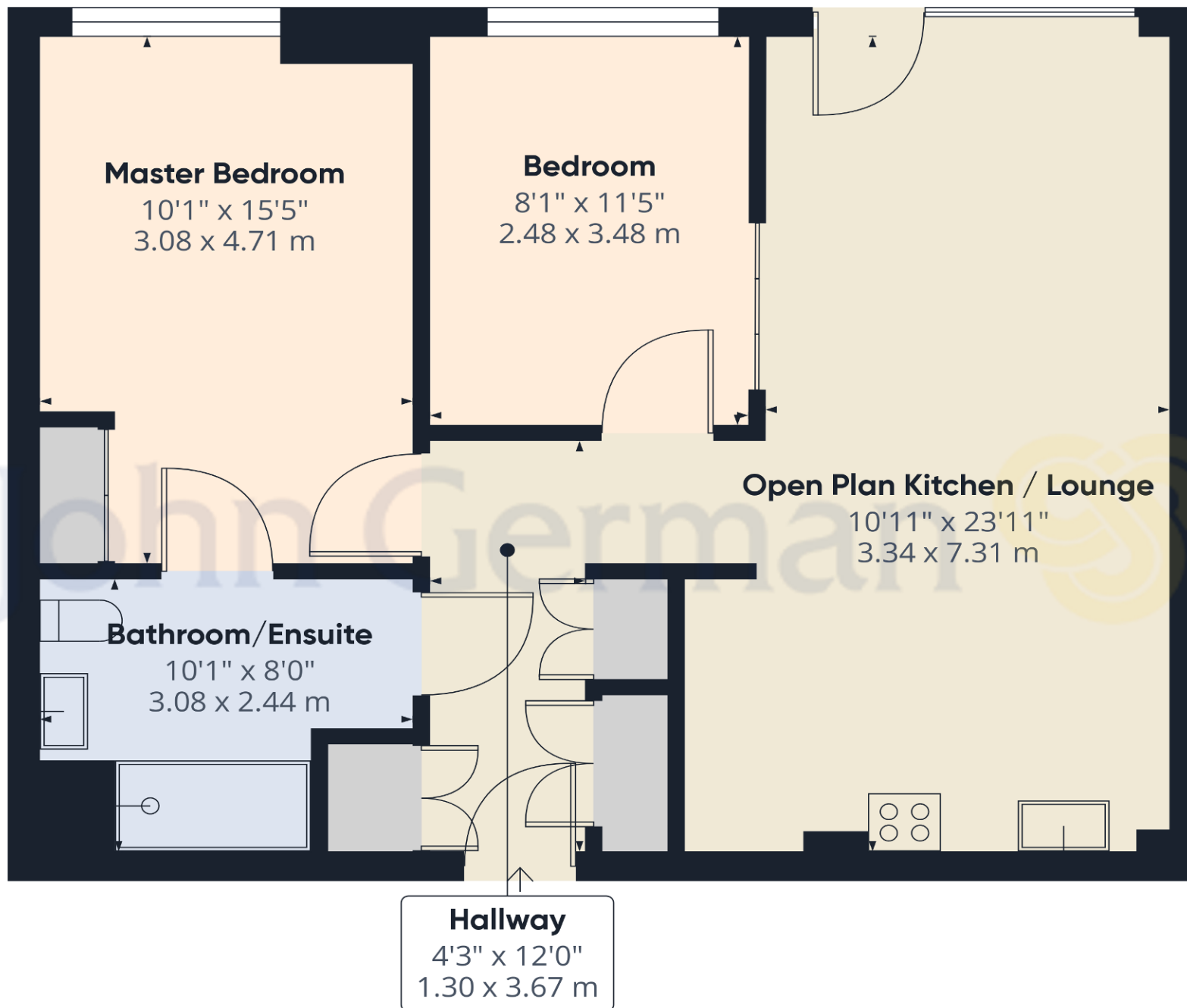
Useful Websites: www.gov.uk/government/organisations/environment-agency

Our Ref: JGA/05072024

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Approximate total area⁽¹⁾

686.39 ft²

63.77 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Agents' Notes

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



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