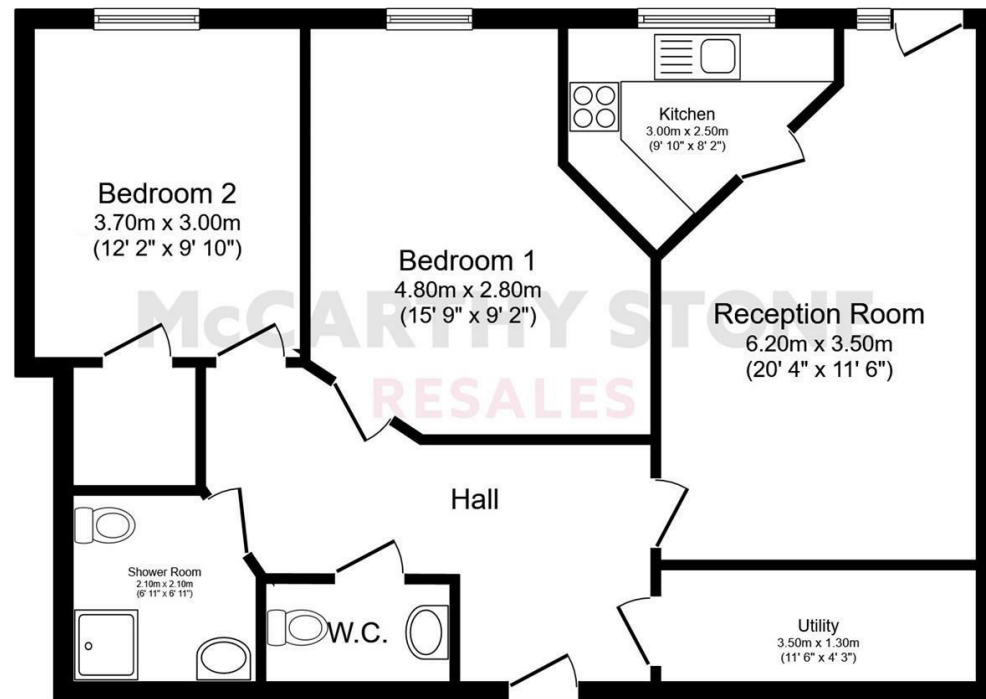


McCARTHY STONE RESALES

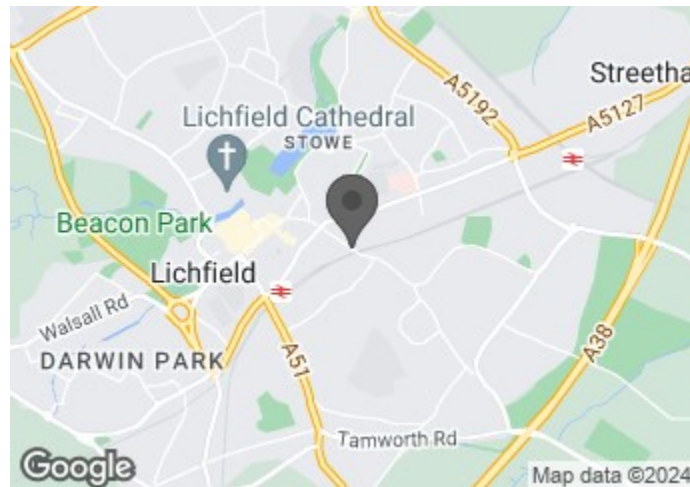
62 STOWE PLACE ROTTEN ROW, LICHFIELD, WS13 6JE



Total floor area 76.2 m² (820 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

COUNCIL TAX BAND: C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			



A luxury TWO BEDROOM retirement apartment. Situated on the THIRD FLOOR of our prestigious STOWE PLACE development in LICHFIELD

The accommodation briefly comprises of a welcoming entrance hallway, a spacious lounge/diner with JULIETTE BALCONY, modern fitted kitchen with INTEGRATED APPLIANCES, two double bedrooms, SHOWER ROOM AND GUEST WC

Having stunning shutters fitted to all windows with viewing highly recommended to fully appreciate the accommodation on offer.

OFFERS IN THE REGION OF £380,000

For further details, please call **0345 556 4104**

resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

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STOWE PLACE ROTTEN ROW, LICHFIELD

2 BED | £380,000

STOWE PLACE

This attractive Retirement Living PLUS development in lovely Lichfield includes 28 one bedroom and 37 two bedroom retirement apartments for sale exclusive to the over 70s all sharing beautiful communal facilities. These retirement properties in Lichfield are located in the heart of this historic city, so you're close to a number of facilities and amenities, including pubs, restaurants, supermarkets, a pharmacy, an optician, a medical practice and a dentist. Central Lichfield is a great place for a spot of retail therapy too, as the quaint streets are lined with high street chains and independent boutiques.

Lichfield is a city that's steeped in history, so you'll find plenty to see, do and explore near the retirement development. There are Georgian museums, the birthplace of Samuel Johnson and Erasmus Darwin House. Plus, there's also Lichfield's iconic medieval cathedral. For something a little bit different, head to the National Memorial Arboretum. Here you'll find over 330 thought-provoking memorials surrounded by lush and maturing woodland.

Plus, from our retirement properties in Lichfield, you'll find it easy to take day trips. In the centre of the city, there's a mainline train station that offers regular links to Birmingham and London. By road, it's also easy to travel. The A38 and the A5 both provide important transport links across the country, and the M6 Toll offers support for strategic trips.

MOVING MADE EASY

Moving is a huge step, but don't let that hold you back. We have a range of services to help your move go smoothly, including:

- FREE Entitlements Advice to help you find out what benefits you may be entitled to that can assist with service charges or living costs.
- Part Exchange service to help you move without the hassle of having to sell your own home.
- Removal Services that can help you declutter and move you in to your new home.

- Conveyancing specialists who are experienced with sales and purchases of McCarthy Stone retirement properties.

For more information speak with our Property Consultant today.

ENTRANCE

Front door with spy hole leads to the entrance hall. From the hallway there is a door to a walk-in airing cupboard. The 24-hour Tunstall emergency response pull cord system, illuminated light switches, smoke detector and apartment security door entry system with intercom are situated here. Door to cloakroom with WC and wash hand basin. All other doors lead to the living room, both bedrooms and shower room.

LIVING ROOM

This living room is complimented by double glazed French doors which give access to a Juliette balcony. Telephone point. TV point (with Sky/Sky+ capabilities). Power sockets. Oak effect feature door with glazed panels lead into a separate kitchen.

Having ample space for a lounge suite and a table and chairs.

KITCHEN

A modern fitted kitchen with a range of high gloss base and wall units. UPVC double glazed window sits above a single sink unit with drainer and mixer tap. Integrated electric oven and ceramic four ringed hob with extractor hood above. Integral fridge and freezer. Tiled floor.

MASTER BEDROOM

Double bedroom with a large walk-in wardrobe with shelving and rails. Ceiling lights, TV and phone point. Emergency response pull cord.

BEDROOM TWO

A good sized second double bedroom with large floor to ceiling feature double glazed window. Central ceiling light fitting. TV point. Power sockets.

This second bedroom also offers a variety of different uses, ideal as extra living space or could be used as a living /dining room, study or hobbies room

SHOWER ROOM

Full wet room with slip resistant flooring, tiled walls and fitted with suite comprising of level access shower, low level WC, vanity unit with wash basin and mirror above. Emergency pull cord.

GUEST WC

A guest WC is conveniently located off the entrance hallway, having a low level WC and a wash hand basin

SERVICE CHARGE (RLP)

What your service charge pays for:

- Estate Manager who ensures the development runs smoothly
- CQC Registered care staff on-site 24/7 for your peace of mind
- 1 hour cleaning / domestic assistance per week, per apartment
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- The running costs of the onsite restaurant
- Cleaning of communal areas daily
- Cleaning of windows
- Maintenance of the landscaped gardens and grounds
- Repairs & maintenance to the interior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or Estate Manager.

Service Charge: £10,910.30 per annum (up to financial year end 01/01/2025).

Ask about our FREE ENTITLEMENTS SERVICE to find out what benefits you may be entitled to to support you with service charges and living costs. (Often offset by Government Entitlements e.g. Attendance Allowance £3,500-£5,200pa).

LEASE INFORMATION

999 year lease from 1st January 2022
Ground Rent £510 per annum
Ground Rent Review Jan 2037

PARKING

