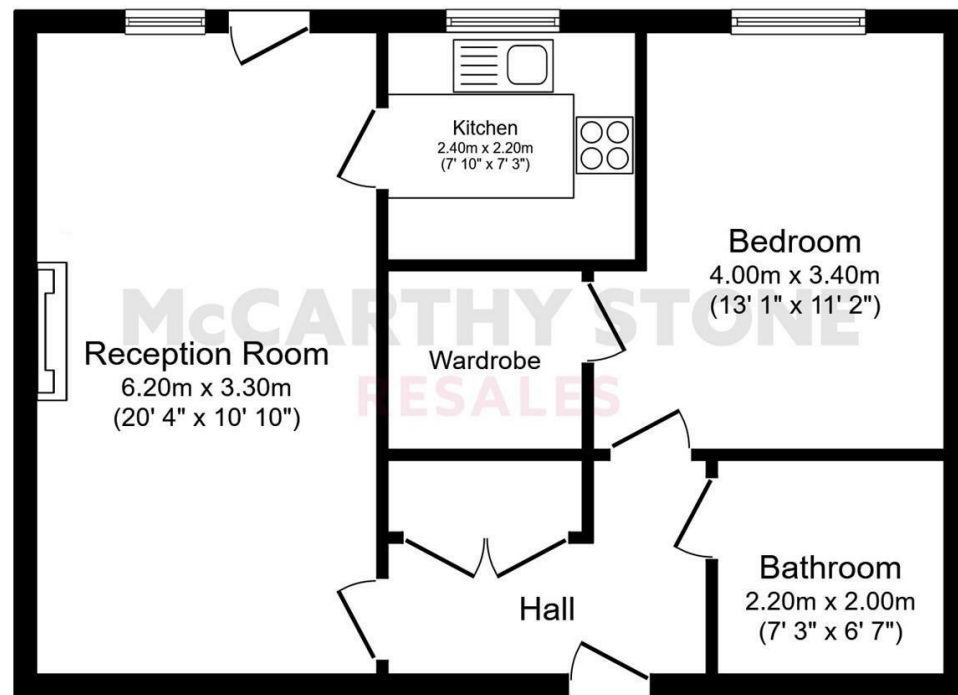


# McCARTHY STONE RESALES

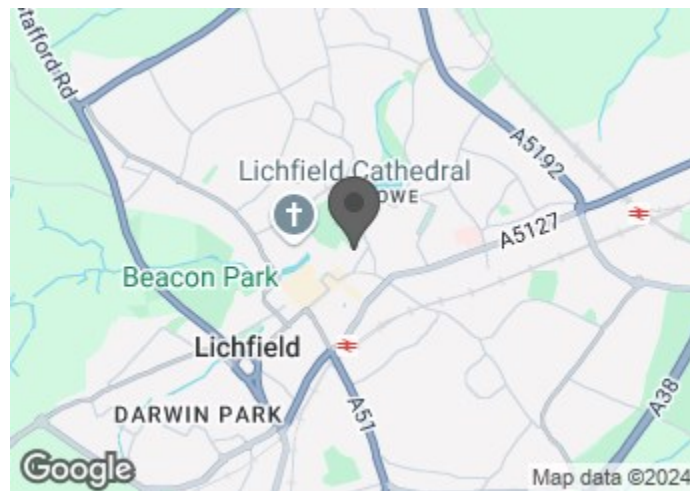
## 36 SCOTT PLACE CROSS KEYS, LICHFIELD, WS13 6EX



Total floor area 54.5 m<sup>2</sup> (586 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) <b>A</b>			
(81-91) <b>B</b>		<b>83</b>	<b>83</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

# McCARTHY STONE RESALES

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**\*\*STUNNING ONE BEDROOM RETIREMENT APARTMENT WITH WALK OUT BALCONY\*\*** McCarthy & Stone Resales are delighted to offer this **HIGHLY DESIRABLE ONE bedroom apartment** situated on the **FIRST floor** of the **PRESTIGIOUS Scott Place** development.

**ASKING PRICE £260,000 LEASEHOLD**

For further details, please call **0345 556 4104**  
resales@mccarthyandstone.co.uk | mccarthyandstoneresales.co.uk

# SCOTT PLACE, CROSS KEYS, LICHFIELD, STAFFORDSHIRE, WS13 6EX

1 BED | £260,000

## SCOTT PLACE

Dreaming of retiring to a close-knit community, where everything you need is within easy reach? Your dreams can come true at McCarthy & Stone Retirement Living development in Lichfield. We have created a welcoming and sociable environment within our luxurious gated community, which is exclusively available to the over 60's. With 21 one bedroom and 23 two bedrooms, as a resident you can truly get to know your neighbours. The communal spaces, like the Communal lounge and landscaped gardens, are the perfect setting to meet, socialise and make new friends.

Every tastefully decorated apartment is thoughtfully designed to make maximum use of space, with Sky TV connection points in the living room and main bedroom. The kitchen is fully fitted with an oven, hob and hood, and fridge freezer, and the property has energy efficient heating. The safety and security of residents is of utmost importance to us at McCarthy & Stone, which is why we equip every apartment with a camera entry system, burglar alarms, a 24 hour emergency call system and smoke detectors. Lifts to all floors ensure that those with mobility difficulties can keep their independence well into retirement. Our on-site House Manager is always available to assist residents and deal with any issues or queries.

The city of Lichfield has everything a retiree could wish for - from historic attractions like the famous Cathedral, to convenient supermarkets close to the development. Make yourself at home in this welcoming city, where all the amenities and attractions are within easy reach of your apartment.

## 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 HALLWAY

Solid wood front door with spy hole and letter box. Wall mounted door entry system and emergency speech module. Double doors off to a storage cupboard housing the hot water boiler and washing machine. All other doors to bedroom, living room and shower room.

## LIVING ROOM

A generous rectangular shaped room with French door to walk out balcony. Two ceiling lights. TV points with Sky+ connectivity, and telephone point. Power sockets. Wall mounted heater and an attractive feature fireplace with inset electric fire makes a lovely focal point. Oak effect door with glazed panels leads to the kitchen.

## KITCHEN

This modern fully fitted kitchen with a range of high gloss finish wall and base units incorporating built in double oven with space for microwave above, four

ringed induction hob with chrome eye level extractor hood above, Integrated fridge-freezer. Quartz effect sink unit with window over. Tiled floor

## BEDROOM

Double bedroom with floor to ceiling double window TV and telephone points. Power sockets. Ceiling light. Spacious walk in wardrobe with rails and shelving.

## SHOWER ROOM

Luxury shower room with double width walk in shower unit with fixed glass screen. Vanity unit with inset sink. WC with concealed cistern. Wall hung vanity unit with double mirror doors. Wall mounted heated towel rail. Tiled flooring.

## SERVICE CHARGE DETAILS

- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24 hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The Service charge does not cover external costs such as your Council Tax, electricity or TV. To find out more about the service charges please contact your Property Consultant or House Manager.

Annual service charge: £2355,91 for financial year ending 31/03/25.

## LEASE DETAILS

Ground rent: £425 per annum  
Lease term 999 years from 1st June 2018  
Ground Rent Review: 1st June 2033

## ADDITIONAL INFORMATION & SERVICES

- Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

## PARKING

