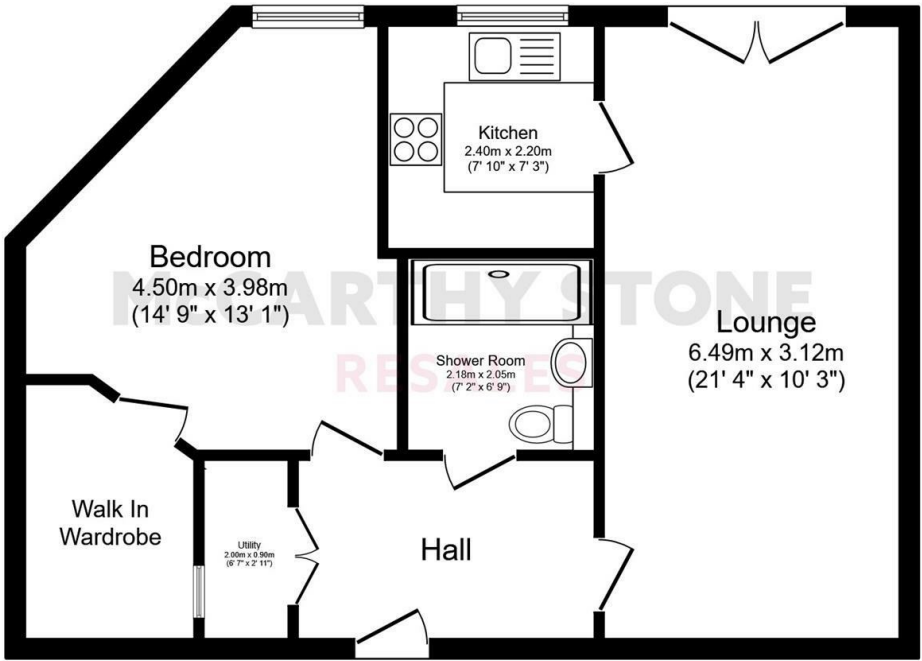


37 Scott Place

Cross Keys, Lichfield, WS13 6EX

PRICE  
REDUCED



Total floor area 57.6 m<sup>2</sup> (620 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	85	85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC



PRICE REDUCTION

Offers in the region of £235,000 Leasehold

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

Call us on 0345 556 4104 to find out more.

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information that Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for commercial purposes is prohibited by the Copyright law and will be prosecuted.





# Scott Place, Cross Keys, Lichfield

## Scott Place

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

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 Juliette balcony. Two ceiling lights. TV points with Sky+ connectivity, and telephone point. Power sockets. Wall mounted heater. 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.

## Lease Information

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



# 1 Bed | £235,000

## Service Charge

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: £2462.90 for financial year ending 31/03/26.

## Additional Information & Services

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

## Parking

This apartment does not come with it's own allocated parking space. Please contact you sales consultant for further information or discuss with the onsite house manager.

