



Two Bedroom Apartment, Stowe Place, Rotten Row, Lichfield, WS13 6JB

£390,195

- Brand New Two Double Bedroom Retirement Apartment
- Walk-In-Wardrobe, Stunning Wet Room & Guest WC
- Wonderful Kitchen & Large Lounge Diner
- Domestic Support & A Pet Is Welcome
- On Site Bistro, Estate Manager, Beautiful Communal Grounds & Residents Lounge
- Close To The City Centre & Guest Suite Within The Building



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DESCRIPTION

Assisted Move Scheme Available Stylish, high specification retirement living is what this stunning two bedroom retirement apartment offers and it's right at the heart of Lichfield City too! Offering a laid back lifestyle, Stowe Place is the perfect property to enjoy meeting friends with similar interests and have that little bit of extra support that you might need in your retirement. Available to the over 70's, Stowe Place boasts a magnificent residents lounge, meeting room, guest suite, estate manager to ensure the building runs like clockwork and that all important on site bistro that let me assure you is extremely popular in any retirement building that manages to enjoy one. It has a lift serving all floors and has the added bonus that you are able to bring along your much loved pet, providing they are well behaved of course! The property sits in wonderfully landscaped gardens, with bi-fold doors opening off the bistro to a stunning

terrace. The building sits close to the centre of the city, with a doctors surgery, Tesco and Aldi being very nearby too. Residents even benefit from having an hours free residential help per week (perfect for anyone like me who hates ironing) with further assistance available if required at an extra charge. The apartment itself benefits from having an entrance hall with utility cupboard off, guest WC, a large lounge diner, beautiful fitted kitchen and two double bedrooms, along with a stunning wet room. The master bedroom even benefits from having its own walk in wardrobe! This is a must view property so call us today to begin your move to an easier life!

ACCOMMODATION

ENTRANCE HALL

A door opens from the communal hallways to a spacious entrance hall, fitted with a contemporary wall mounted electric heater and recessed ceiling spotlights. A door opens to a useful storage cupboard.

UTILITY CUPBOARD

A door opens from the communal hallway to a useful utility cupboard housing space and plumbing for a washing machine.

LOUNGE / DINER 17' 5" x 10' 7" (5.3m x 3.23m)

The property benefits from having a spacious lounge/diner with side and rear facing UPVC double glazed windows. There is also a rear facing UPVC double glazed exterior door and a wall mounted contemporary electric heater whilst a door opens through to the kitchen.

KITCHEN 8' 7" x 6' 10" (2.61m x 2.09m)

The stunning kitchen is fitted with a range of contemporary matching base cabinets and wall units whilst a sink with chrome mixer tap is set into the work surface with matching upright. There is an integrated cooker and refrigerator/freezer whilst a four ring electric hob is set into the work surface with stainless steel extractor hood above. There is also a wood effect flooring and UPVC double glazed window.

GUEST WC

The Guest WC is fitted with a stunning and contemporary white suite which includes an integrated low level flush WC and a vanity unit with wash-hand basin and chrome mixer tap. There is also a recessed ceiling spotlight, extractor fan and tile effect flooring.

MASTER BEDROOM 12' 9" x 9' 10" (3.89m x 3m)

The property benefits from having a large Master Bedroom with rear facing UPVC double glazed window, contemporary wall mounted electric heater and a door opening to a walk-in wardrobe.

WALK-IN WARDROBE 6' 0" x 4' 0" (1.83m x 1.22m)

The Master Bedroom benefits from having a walk-in wardrobe fitted with a range of built in shelving and hanging space.

BEDROOM TWO 12' 8" x 10' 2" (3.86m x 3.09m)

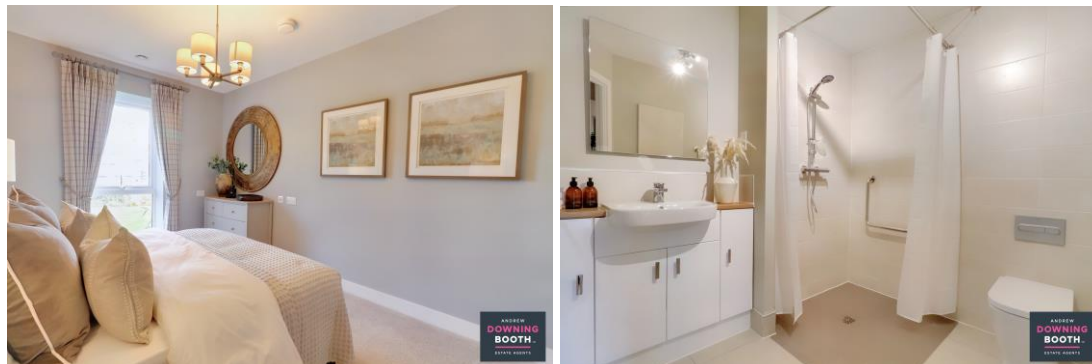
A second generous double bedroom is fitted with a rear facing UPVC double glazed window and contemporary wall mounted electric heater.

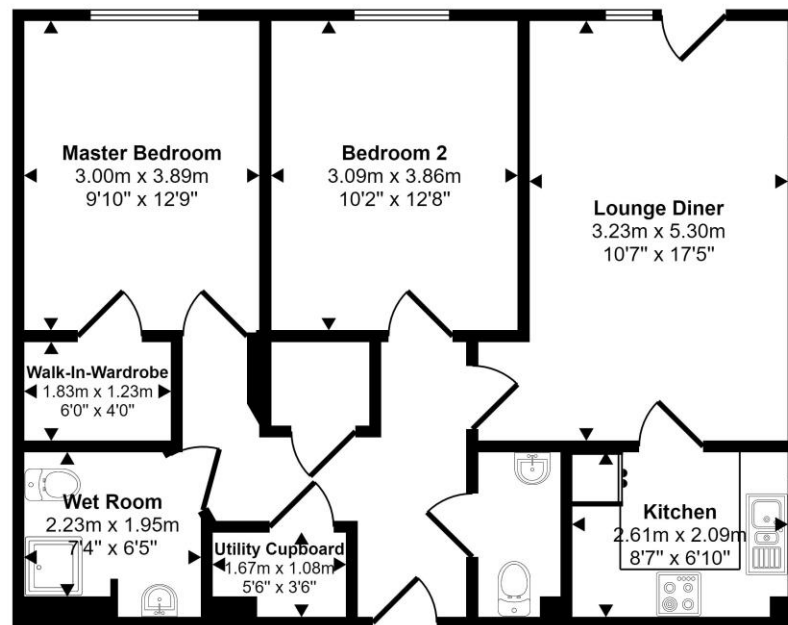
WET ROOM

A stunning and contemporary wet room comprises an integrated low level flush WC, vanity unit with wash-hand basin and chrome mixer tap and a wet area. There is a tiled floor, wall mounted chrome heated rail and an extractor fan.

TENURE

The property is leasehold with the term being 999 years. The service charge is £856.30 per month and the ground rent is £42.50 per month. There is also a 4% fee to be paid upon resale of the property as a contribution to the contingency fund.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Tenure: Leasehold **Local Authority & Council Tax Band:** Lichfield District Council / **Services:** We understand that the property is connected to mains electric, drainage and water.

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