



Chapter House, Monks Close, Lichfield

Offers Over £350,000

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NO UPWARD CHAIN - A simply superb two double bedroom ground floor over 55's retirement apartment within the highly desirable and wonderfully located Chapter House development at Monks Walk.

Nestled well and truly in the centre of Lichfield, the property enjoys unrivalled access to a fabulous array of amenities, including Beacon Park, Lichfield Cathedral and various popular pubs and restaurants, as well as being just a short walk from Lichfield City train station, offering direct links to Birmingham and other surrounding areas.

The accommodation consists of a welcoming entrance hall, an impressive and naturally bright lounge/diner with a door opening out to the communal gardens, a high specification kitchen with various integrated appliances, two spacious double bedrooms (Master with contemporary en-suite shower room) and the main WC, with the vast majority of the accommodation also being fitted with underfloor heating.

Exceptional on-site care and facilities are also available, with immaculately maintained communal gardens and an orangery, amongst others. A viewing is imperative to appreciate all that's on offer.

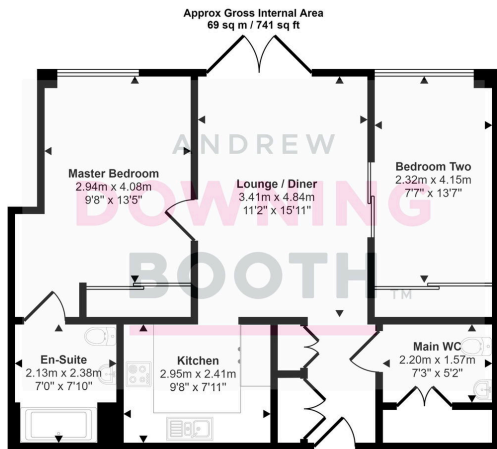
Facilities

Residents at Chapter House benefit from a fully furnished residents lounge, with a kitchen and wood burning stove. To the exterior there are beautifully maintained gardens, with an orangery and various seating options. On-site social events are frequent and fully coordinated by a dedicated day-to-day team. Residents parking is available with a permit for £250 per year, subject to availability.

Tenure

The property is leasehold, with a term of 999 years commencing in 2017, with the most recent service charge totalling £5849.28 from 1st November 2023 until 31st October 2024 and a ground rent of £300 per annum.





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.

- Luxury Ground Floor Two Double Bedroom Apartment
- Nestled In The Heart Of Lichfield City Centre
- Extensive On-Site Facilities & Care
- Generous Lounge / Diner & Attractive Kitchen With Various Integrated Appliances
- No Upward Chain
- Fabulous Master Bedroom With Contemporary En-Suite
- Beautifully Maintained Communal Grounds
- Under Floor Heating Throughout
- Council Tax Band: D

