



ANDREW  
**DOWNING**  
**BOOTH**™  
ESTATE AGENTS

# Chapter House, Monks Close, Lichfield - No Upward Chain & City Centre

£350,000

2 2 1



No upward chain - One of the most beautifully presented and tasteful retirement apartments you're ever likely to see, nestled right in the heart of Lichfield's vibrant city centre.

This outstanding home lies moments from the award-winning Beacon Park and a host of upmarket bars, restaurants, major supermarkets, Lichfield Cathedral and highly respected schools. Commuting is effortless; Lichfield City station is just a short stroll away for direct services to Birmingham, while Lichfield Trent Valley - within a short drive - offers a direct link to London.

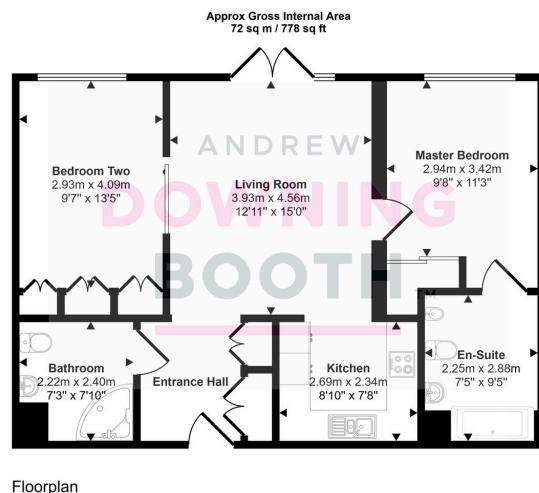
The accommodation boasts an impeccable standard of appointment throughout, featuring a welcoming entrance hall, gorgeous light and airy living room, high specification fitted kitchen, two excellent double bedrooms and the tasteful contemporary bathroom, with the Master bedroom complete with its own modern en-suite shower room. A range of storage is not something often associated with apartments, but with this one, it's plentiful, with various cupboards and built-in wardrobes available.

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.





- Luxury Two Double Bedroom • No Upward Chain First Floor Retirement Apartment
- Nestled Right In The Heart Of Lichfield's Vibrant City Centre • Beautiful Standard Of Presentation Throughout
- Superb Master Bedroom With En-Suite • Ample On-Site Facilities, Care & Social Events
- Virtual 360 Degree Tour Available • Gorgeous & Immaculately Maintained Communal Gardens
- Option For Car Parking Space • EPC Rating: B / Council Tax Subject To Availability Band: D



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.

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC